Karen Johnson Davidson County
Batch# 1175829 DEEDWARR
08/30/2024 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20240830-0066823

Prepared by and return to:
Nest Title & Escrow, LLC
1865 Ashland City Road. Suite A
Clarksville, TN 3743
File No. 2024-6

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me this 27th day of August, 2024.

Notary Public

My Commission Expires: Feb 23, 25

Address of New Owner:	Send Tax Bills to:	Tax Information:
Manigeh Mohammad Khah	New Owner	133-01-0-036.00
628 Hill Rd., Brentwood, TN 37027		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Edward Townsend, Administrator of The Estate of Beverly June Townsend

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Manigeh Mohammad Khah

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 54, as shown on the Plan of H. G. McNabb Subdivision, of record in Plat Book 1130, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to William H. Townsend and Wife, Beverly J. Townsend, by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 8099, page 626, dated April 30, 1990, in the Register's Office for Davidson County, Tennessee. William H. Townsend died in 2001 leaving Beverly J. Townsend as the surviving tenant by the entirety.

Beverly June Townsend [aka Beverly J. Townsend] died intestate on or about January 22, 2024. Edward Townsend was appointed Administrator of the Estate of Beverly June Townsend, deceased by Letters of Administration entered April 4, 2024, in the Seventh Circuit Court for Davidson County, in the State of Tennessee, at Nashville, Case No. 24P441. Pursuant to the Order Bringing Real Property into Estate & Approving the Sale of Real Property dated July 24, 2024, of record in the Seventh Circuit Court for Davidson County, in the State of Tennessee, at Nashville, Edward Townsend, Administrator of the Estate of Beverly June Townsend has been authorized to execute all closing documents to consummate the sale of said property on behalf of the heirs-at-law.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and the address of the herein described property is believed to be 3209 Louise Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 26th day of August, 2024.

The Estate of Beverly June Townsend

By: _____
Edward Townsend, Administrator

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 26th day of August, 2024, before me personally appeared Edward Townsend, Administrator of The Estate of Beverly June Townsend, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2024.

_____
Notary Signature
My commission expires: 1/23/28

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Wagleman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/26/24 (date of document).

Affiant Signature

08/30/24
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 30th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1/23/2028

NOTARY'S SEAL

