THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748428** Karen Johnson Davidson County Batch # 1176084 DEEDWARR 08/30/2024 03:46:45 PM 2 pgs Fees: $13.00 Taxes: $2,035.00 20240830-0067170	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2024. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Manigeh Mohammad Khah 2119 Nolensville Pike Nashville, TN 37211	New Owner	Tax Parcel ID No. 105 16 0 109.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Jed, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Manigeh Mohammad Khah, a married woman**, ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Map of CORINNE PLACE, as of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 50 feet on the Easterly side of Gladstone Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Tennessee Jed LLC, A Tennessee Limited Liability Company, by Warranty Deed from Marcus H. Lackey, Jr., of record in Instrument No. 20221031-0117390, in the Register's Office of Davidson County, Tennessee, dated October 28, 2022, and recorded on October 31, 2022.

Being the same property conveyed to Marcus H. Lackey, Jr., by Warranty Deed from Charles DeBray, married, and Bob Bass, married, of record in Instrument No. 20060315-0029667, Register's Office for Davidson County, Tennessee, dated March 10, 2006, and recorded on March 15, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CORINNE PLACE, as recorded in Plat Book 332, Page(s) 1.

This is improved property located at 2112 Gladstone Avenue Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2024.

Tennessee Jed, LLC, a Tennessee limited liability company

BY: _____
Robert F. Stevens, Member

BY: _____
Charles Greer, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert F. Stevens and Charles Greer, with whom I am personally acquainted, and who acknowledged themselves to be the Members of Tennessee Jed, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Members.

Witness my hand, at office, this 30th day of August, 2024.

_____
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026