WARRANTY DEED

Karen Johnson Davidson County
Batch# 1180424 DEEDWARR
09/11/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240911-0070174

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mir Shahab Aldin Razavi Hessabi	New Owner	Parcel ID: 071 16 0 006.00
(NAME)	(NAME)	
1309 N 5th St.	Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Citizens Savings Bank & Trust Co**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mir Shahab Aldin Razavi Hessabi,** unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following described real estate situated and being in the County of Davidson, State of Tennessee, to wit:

Being the North 50 feet of the Northerly 100 feet of the Westerly 143 feet of a lot marked "Widow Brown's Lot" as shown on the plan of the Subdivision of the Joe Brown Estate, as of record in Book 843, Page 107, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Taylormade Contracting, LLC from Mary L. Frierson, unmarried by Warranty Deed dated July 22, 2022 and recorded on July 27, 2022, in Instrument No. 20220727-0085868, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Citizens Savings Bank & Trust Co. from Taylormade Construction, LLC a/k/a Taylormade Contracting, LLC by Deed in Lieu of Foreclosure dated June 14, 2024 and recorded on June 28, 2024, in Instrument No. 20240628-0048477, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1309 N 5th St., Nashville, TN 37207

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 our hands this 30 day of August, 2024

Citizens Savings Bank & Trust Co

BY: Clinton Gray Jr.
Clinton Gray, Jr.
Authorized Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Clinton Gray, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the authorized representative, and is authorized to execute the instrument on behalf of Citizens Bank and Trust Co., the within named bargainor, and that he/she as such authorized representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as authorized representative.

Witness my hand and official seal, this the 30th of August, 2024.

D. Lockett
Notary Public

My Commission Expires: Oct. 4, 2027

(SEAL)

DANARA LOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 **8/30/24**.

Date

Affiant Signature

8/30/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026