

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4527

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of September, 2024

Notary Public

Commission Expires: 10/16/24

Karen Johnson Davidson County
Batch# 1186644 DEEDWARR
09/26/2024 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240926-0074638

Address of New Owner	Send Tax Bills To:	Map & Parcel
The Lantz Family Living Trust dated September 21, 2023 4280 Rachel Donelson Pass Nashville, TN 37076	NEW OWNER	075-07-0-198.00

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, I/WE,

Foad Safaipour, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Lantz Family Living Trust dated September 21, 2023

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:

Land in Davidson County, Tennessee, being Lot No. 23-A of The Zone Lot Division of Lot 23 thru 27, 29 thru 35, 37 thru 43 and 45, 46 and 48, Rachel's Square - Section Two of record in Plat Book 6250, Page 540, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Foad Safaipour, a married man by Cash Deed for Tennessee Deed from The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20110608-0043839 Register's Office for Davidson County, Tennessee, dated June 03, 2011 and recorded on June 08, 2011. Subject property having never being the primary residence of herein grantor nor his spouse, Irina Belozerova.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 701 Rachels Trail, Hermitage, TN 37076.

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 so 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.

Dated this the 23rd day of September, 2024.

Foad Safaipour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2024, before me personally appeared Foad Safaipour, 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 23rd day of September, 2024.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/23/24.

Affiant Signature – Joshua A. Terry

9/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/24/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27