Karen Johnson
Batch # 1221166
12/30/2024 09:49:39 AM
Fees: $13.00 Taxes: $203.50

Davidson County
DEEDWARR
2 pgs

20241230-0100899

Executor's Warranty Deed

The actual consideration or value for this transfer is $ 55,000.00 .

AFFIANT
STATE OF TENNESSEE }
COUNTY OF _____ }

SWORN TO AND SUBSCRIBED before me this _____ day of_____, 2024.

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 55,000.00
Mehi S. Moreno, Affiant
Subscribed and sworn before me this the
30 Day of December, 2024.
_____, Deputy Register

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Kenia Moreno 5062 Mt. View Road Antioch, TN. 37013	New Owner	***Part of*** 163 00 0 / 052.00

In fulfillment of the terms of the Order filed in the matter of **Moreno vs. Jazzabi,** Davidson County Circuit Court case # 14C-2126, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MEHRABAN JAZZABI**, Executrix of the **Estate of BEN BAHRAM JAZZABI**, the GRANTOR herein, by these presents do transfer, and convey unto:

KENIA MORENO, the GRANTEE herein, her heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land Located in the 32nd Council District of Nashville, Davidson County, Tennessee on the Southerly Margin of Mt. View Road, East of Hickory Hollow Parkway, Said Land Being a Portion of the Ben Jazzabi Land Described as Follows:

Beginning at an Iron Rod (New) with Yellow Cap Stamped Tn# 1838 on the Southerly Margin of Mt. View Road (50 Foot Wide Public Right of Way Designated by the Metro Nashville Major and Collector Street Plan as an Arterial Boulevard), Said Rod Having TN. State Plane Coordinates of North 627888.1152, East 1771503.3730, Nad 83 and Being Located North 84 36' 31" West 216.14 Feet from an Old Wooden Fence Corner Post at the Northeast Corner of the Ben Jazzabi Land (Instrument# 20080403-0033458 R.o.d.c., Tn), the Parent Tract to the Herein Described Tract of Land; Thence Leaving Said Southerly Margin, Severing Said Jazzabi with Adjudicated Lines as Follows:

South 05 23' 29" West 150.00 Feet to an Iron Rod (New); Thence North 84 36' 31" West 70.00 Feet to an Iron Rod (New); Thence North 05 23' 29" East 150.00 Feet to an Iron Rod (New); on said Southerly Margin of Mt. View Road; Thence with said Southerly Margin South 84 36' 31" East 70.00 Feet to the Point of Beginning. The described tract of land containing 10,500 Sq. Ft. or 0.24 Acres more or less according to a Survey Dated 1-12-2024 by Campbell, Mcrae & Associates, Surveying, Inc., P.O. Box. 41153, Nashville, TN 37204, Certified by John Hood, Tn. R.L.S. #1838

BEING PART OF THE PROPERTY CONVEYED TO BEN JAZZABI (a/k/a BEN BAHRAM JAZZABI) BY DEED FROM EDWARD W. LEWIS, DATED MARCH 20, 2008, AND OF RECORD AS INSTRUMENT #20080403-0033458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. On behalf of the Estate, I do covenant with the said GRANTEE that I am 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. I do further covenant and bind the Estate and its representatives, in their representative capacity to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2024.

This is improved property known as: 5062 Mt. View Road, Antioch, TN 37013.

The Executrix by signing this Deed declares that the Estate of BEN BAHRAM JAZZABI is solvent, and has no outstanding claims or taxes.

Witness my hand this 7th day of November, 2024.

The Estate of BEN BAHRAM JAZZABI

M. Jazzabi

By: MEHRABAN JAZZABI, Executrix

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named MEHRABAN JAZZABI, the Executor for The Estate of BEN BAHRAM JAZZABI, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s he executed the within instrument, as such Executor for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 7th day of November, 2024.

Leroy J. Ellis IV

NOTARY PUBLIC

My Commission Expires: 01-24-2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.