Karen Johnson Davidson County
Batch# 1222382 DEEDWARR
01/02/2025 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20250102-0000060

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$235,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH** OF **DECEMBER, 2024.**

Notary Public

MY COMMISSION EXPIRES: **March 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LIDA MOHAMMADKHAH & MOHSEN BOKHARAEI KASHI	**SAME**	**119-14-0-216.00**
(NAME) **317 MORTON AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MISTY MEADOWS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIDA MOHAMMADKHAH AND MOHSEN BOKHARAEI KASHI, A MARRIED COUPLE.** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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. 12, as shown on the map entitled Pleasant View Subdivision of Mrs. McCombs' Property, of record in Plat Book 421, page 134, 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 MISTY MEADOWS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed of correction from WILLIAM H. RADER AND WIFE, TANYA RADER, of record in Instrument No. 20090403-0030409, dated March 13, 2009, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Plat Book 421, page 134, and any and all easements, conditions, or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **317 MORTON AVENUE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 30th day of December, 2024.

MISTY MEADOWS PROPERTIES, LLC
A Tennessee Limited Liability Company

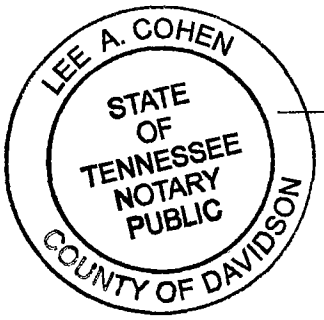
By: DeeDee Brickner, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DeeDee Brickner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the sole member of Misty Meadows Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company, and that she as such sole member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Misty Meadows Properties, LLC, by herself as such sole member.

Witness my hand and official seal at office, this 30th day of December, 2024.

My commission expires: **March 3, 2026**



Notary Public

True Copy Certification

I, Kimberlee McMillian, do hereby make oath that I am a license 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 12-30-2024

Affiant Signature

Date: 12-30-2024

State of Tennessee

County of Rutherford

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

Notary Signature

My Commission Expires: 05-24-2028

