Karen Johnson Davidson County
Batch# 1224253 DEEDWARR
01/07/2025 03:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,628.00
20250107-0001462

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
214 SECOND AVE N., STE. 205
NASHVILLE, TN 37201

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Mahyar Abbasi and Mazyar Abbasi 3215 Nolensville Pike Nashville, TN 37211	Same	161-05-0-046.00

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)
The actual consideration or value, whichever is greater, for this transfer is $440,000.00

AFFIANT

SWORN to and subscribed before me on this 3 day of January, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, CLEVE BRYANT MURPHY, TRUSTEE OF THE CLEVE B. MURPHY REVOCABLE TRUST a/u dated September 12, 2012, by these presents do hereby sell and convey unto MAHYAR ABBASI and MAZYAR ABASSI, Tenants in Common, their heirs, representatives and successors or assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT A

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple and have the right to convey it and that the same is unencumbered, except as stated herein as follows:

SEE EXHIBIT B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, his successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor do hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 3 day of January, 2025

Cleve Bryant Murphy, Trustee of the
Cleve B. Murphy Revocable Trust TRUSTEE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 30 day of December, 2024, before me, personally appeared **Cleve Bryant Murphy as Trustee of the Cleve B. Murphy Revocable Trust**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires: 11/14/2028

Hale McClellan Notary Public State of Tennessee Williamson County My Comm. Expires 11/14/2028

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate situated in the Davidson County, Tennessee and more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Section One Huntington Park, of record in Plat Book 4175, Page 10, 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 CLEVE BRYANT MURPHY, TRUSTEE OF THE CLEVE B. MURPHY REVOCABLE TRUST A/U DATED SEPTEMBER 12, 2012, by deed from AMROLLAH SHARIFI AND NAIM SHARIFI, of record as Instrument No. 20161114-0119835, dated November 11, 2016, said Register's Office.

This is improved property known as 772 and 774 Huntington Parkway, Nashville, TN 37211.

EXHIBIT B
EXCEPTIONS

1. Taxes for the year 2024,which shall be pro-rated.
2. All matters of the Plat of record at Book 4175 page 10, Registers Office of Davidson County, Tennessee
3. Restrictive Covenants of record at Book 4225, page 778, Book 4393, Page 383, Book 4577, Page 789, Book 4580, Page 487, and Book 4734, Page 353, Registers Office of Davidson County, Tennessee

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/30/2024.

Date

Affiant Signature

1/3/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of January, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

