Karen Johnson Davidson County
Batch# 1230874 DEEDWARR
01/28/2025 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250128-0006224

WARRANTY DEED

MELANIE EDWARDS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ____ DAY OF January 31, 20 24.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keyhan Ali Karim and Avin Babanzadeh	Keyhan Karim & Avin Babanzadeh	
(NAME) 5927 Edmondson Pike	(NAME) 120 Sequoyah Lane	172 00 0 011.02
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, MICHAEL B. BLIGH, CONSERVATOR OF LEWIS W. HARRISON JR, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEYHAN ALI KARIM AND AVIN BABANZADEH, HUSBAND AND WIFE,** 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 the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Partition of the lands of PIERCE WALLER, Deceased, as of record in Book 56, Page 453, Register's Office for said County, described according to a survey made by Cantrell, Connell, and Morrison, Engineers, June, 1960, and revised May 15, 1961, as follows:

Beginning on the Westerly margin of Edmondson or Owen and Winstead Pike at a point 682 feet South of the Southerly margin of Hardscuffle Road, the Southeast corner of the property conveyed to Tom Fancher and wife, by deed from Frances Vantrease Hill Miller and husband, of record in Book 3225, Page 597, said Register's Office; thence with the Southerly line of said Fancher property South 74 degrees West 300 feet; thence South 2 degrees West 311 feet to the Northerly line of a 50 foot strip; thence with said line North 72 degrees 15 minutes East 370 feet on the Westerly margin of Edmondson or Owen and Winstead Pike; thence with said Pike North 15 degrees 58 minutes West 295 feet to the beginning.

Being the same property conveyed to Lewis M. Harrison, Jr. unmarried by Warranty Deed from Rita Grisham, unmarried of record in Book 8902, Page 276, in the Register's Office of Davidson County, State of Tennessee, dated January 22, 1993 and recorded on March 31, 1993.

Michael B. Bligh is the conservator of Lewis W. Harrison Jr., under docket No. 24P637, in the Eighth Circuit Court for Davidson County, Tennessee Probate Division. Order dated December 18, 2024, by court approved Purchase Sale Agreement dated December 8, 2024 and approved the conservator to convey the property pursuant to the terms thereof.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2025-08

unimproved
This is improved x property, known as 5927 Edmondson Pike, 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 27 day of January, 2025

Michael B. Bligh, Conservator of Lewis W. Harrison Jr.

BY: Michael B. Bligh, Conservator

Michael B. Bligh, Conservator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, duly commissioned and qualified, Michael B. Bligh, Conservator of Lewis W. Harrison Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of January, 2025.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2025-08

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 1.27.2025
Date

Affiant Signature

1.27.2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of January, 2025

Notary's Signature

My Commission Expires: 3.19.2025
Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025