THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16775-BW	STATE OF TENNESSEE, COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 2025 Notary Public MY COMMISSION EXPIRES 5-5-25 (AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

PREPARED BY: [illegible]
BANKERS TITLE & ESCROW CORP.
5107 MARYLAND WAY, SUITE 6
BRENTWOOD, TN 37027

Karen Johnson
Batch # 1236541
02/12/2025 10 22 18 AM
Fees $13 00 Taxes $321 90

Davidson County
DEEDWARR
2 pgs

20250212-0010658

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Elaheh Golesorkhi	NEW OWNER	
1001 Lookout Ridge Court		093-16-0-004.00
Brentwood, TN 37027		
(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, WE, **South Central Neighborhood Development Corporation, a Tennessee nonprofit Corporation**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elaheh Golesorkhi, married**

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, as follows

Being Lot No 73 on the Map of Maury and Claiborne's Addition, as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee

Said Lot No 73 fronts 35 feet on the Easterly side of Wharf Avenue and runs back between parallel lines to an alley

Being the same property conveyed to South Central Neighborhood Development Corporation, a Tennessee nonprofit Corporation by Warranty Deed from Albert Simpson and Dorothy Baccus, individually of record in Instrument No 20030923-0140631 Register's Office for Davidson County, Tennessee, dated September 12, 2003 and recorded on September 23, 2003

Affidavit of Heirship recorded on recorded on September 23, 2003 in Instrument No 20030923-0140629

Affidavit of Heirship recorded on recorded on September 23, 2003 in Instrument No 20030923-0140630

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is unimproved property known as **133 Charles E Davis Blvd, Nashville, TN 37210**

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 our hands this the 11th day of February, 2025.

South Central Neighborhood Development Corporation, a Tennessee nonprofit Corporation

BY Jesse Tucker
Jesse Tucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jesse Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of South Central Neighborhood Development Corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of South Central Neighborhood Development Corporation, by himself as President.

Witness my hand and official seal this the 11th day of February, 2025

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY