Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

19541

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05 09-2

Karen Johnson
Batch # 1238793
02/20/2025 11 22 22 AM
Fees $13 00 Taxes $4,495 50

20250220-0012205

Davidson County
DEEDWARR
2 pgs

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS , FOR THIS TRANSFER IS $1,215,000 00

Affiant

3ED AND SWORN TO BEFORE ME, THIS THE 18th day y, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Abbas Yavari Lily Rabiei	New Owner	131010F00100CD
(NAME)	(NAME)	
100 Chatsworth Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lowell F. Martin as Trustee of the Lowell F. Martin Revocable Living Trust dated April 16,2005,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Abbas Yavari and Lily Rabiei,** 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, being Lot No 1 on the Plan od Chatsworth, as of record in Plat Book 5200, Page 575, Register's office for said County, to which plan reference is made for a more complete description

Being the same property conveyed to Lowel F Martin as Trustee of the Lowell F Martin Revocable Living Trust dated April 16,2005, by deed of record in Instrument No 20130916-0097456, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 100 Chatsworth Drive, Nashville, TN 37215
(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/our hands this 18th day of February, 2025

Lowell F. Martin, Trustee

Lowell F Martin as Trustee of the Lowell F Martin
Revocable Living Trust dated April 16,2005

State of Tennessee
County of Davidson

Personally appeared before me Lowell F Martin as Trustee of the Lowell F Martin Revocable Living Trust dated April 16,2005, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 18th day of February, 2025

Notary Public _____
My Commission Expires _____
10/21/2028
File No 17541

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY