Box 14
37701-4

Karen Johnson Davidson County
Batch # 1241788 DEEDWARR
02/27/2025 10 07 19 AM 2 pgs
Fees $13 00 Taxes $1,831 50
20250227-0014542

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number· 4-5292-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00

Affiant

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of February, 2025

Notary Public
My Commission Expires. OCTOBER 4, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Soroush Jafari and Jennifer Jafari 6825 Cloudland Drive Nashville, TN 37205	"NEW OWNER"	129 12 0 006 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Estate of Eva Mae Pratt Evans** (individually and/or collectively, "Grantor"), transfer and convey unto **Soroush Jafari and Jennifer Jafari, husband and wife** (individually and/or collectively, "Grantee"), 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 195 on the Plan of SECTION 1, WARNER PARK VALLEY, of record in Plat Book 3600, Pages 12, 13 & 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas H Pratt, Jr., and wife, Eva M Pratt by Warranty Deed dated June 23, 2000, from Amy K Dortch, unmarried, of record in Instrument No 20000626-0063046, Register's Office for Davidson County, Tennessee Thomas H Pratt, Jr , died on February 16, 2005, and said property vested in Eva M Pratt, as the surviving tenant by the entirety

Eva M. Pratt remarried on August 12, 2006, to William H. Evans aka William Howard Evans, and subsequently William Howard Evans died on July 6, 2012, and further Eva M Pratt conveyed said property to Eva M. Evans, by Quitclaim Deed dated August 14, 2012, of record in Instrument No 20120815-0073148, said Register's Office

Eva M Evans aka Eva Mae Pratt Evans died testate on December 14, 2024, leaving a Last Will & Testament which has been admitted to probate under Case No 25P119 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Pursuant to the terms of said Will, Nancy E. Kleinert, as the Executor of her estate has full authority to convey said property

This is improved property located at· **6314 Percy Drive, Nashville, TN 37205**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2025

GRANTOR

Estate of Eva Mae Pratt Evans

By: Nancy Kleinert

Nancy E Kleinert, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nancy E. Kleinert, Executrix of Estate of Eva Mae Pratt Evans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of February, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028