Karen Johnson Davidson County
Batch # 1257417
04/08/2025 10 33 20 AM
Fees $13 00 Taxes $4,810 00
DEEDWARR 2 pgs

20250408-0026587

TY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Prepared by
Record and Return To
Bateman and Rosenthal Title, Inc

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

This area for recording stamp

(AFFIX SEAL)

MST 2025-0347

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc , 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joel James Thornton and Meredith Lucile Thornton	New Owner	
(NAME)	(NAME)	
1703 Villa Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **Eiman Jahangir and Amber Elizabeth Solivan, Trustees of the Amended and Restated Jahan Sol Living Trust, U/A/D January 11, 2022,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel James Thornton and Meredith Lucile Thornton, 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 Davidson County, Tennessee, being Lot 7 as shown on the map entitled O.B. Hay's Rokeby Plan of record in Plat Book 161, Page 133, 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 Eiman Jahangir and Amber Elizabeth Solivan, husband and wife by Warranty deed from NTG Properties, LLC of record in Instrument No. 20190912-0092637 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on September 12, 2019.

Being the same property conveyed to Eiman Jahangir and Amber Elizabeth Solivan, Trustees of the Amended and Restated Jahan Sol Living Trust, U/A/D January 11, 2022 by Quitclaim Deed from Eiman Jahangir and Amber Elizabeth Solivan, husband and wife of record in Instrument No. 20220210-0015689 Register's Office for Davidson County, Tennessee, dated January 29, 2022 and recorded on February 10, 2022.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Taxes for the year 2025, a lien not yet due and payable

Subject to all matters shown on the Plan of record in Plat Book 161, Page 133, Register's Office for Davidson County, Tennessee. Joint Driveway Agreement of record in Book 9400, Page 475, in the Register's Office for Davidson County, Tennessee Restrictive Covenant for Detached Structure of record in Instrument Number 20220414-0043677, in the Register's Office for Davidson County, Tennessee. Easement of record in Instrument Number 20221123-0124108, in the Register's Office for Davidson County, Tennessee

This property, known as 1703 Villa Pl., Nashville, TN 37212
(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 hand(s) this 3rd DAY OF APRIL, 2025

Eiman Jahangir and Amber Elizabeth Solivan, Trustees of the Amended and Restated Jahan Sol Living Trust, U/A/D January 11, 2022

BY _____
Eiman Jahangir
Trustee

BY _____
Amber Elizabeth Solivan
Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Eiman Jahangir and Amber Elizabeth Solivan, Trustees of the Amended and Restated Jahan Sol Living Trust, U/A/D January 11, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 3rd day of April, 2025

_____
Notary Public

My commission expires 8-12-2028

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY