Karen Johnson Davidson County
Batch # 1264450 DEEDWARR
04/24/2025 11 15 41 AM 2 pgs
Fees $13 00 Taxes $1,073 00
20250424-0031553

**RECORD AND RETURN TO:**
**VICTORY TITLE & ESCROW, LLC**
**695 PRESIDENT PL., STE. 203**
**SMYRNA, TN 37167**
**VT250400031**

# WARRANTY DEED

**STATE OF TENNESSEE**
**COUNTY OF DAVUDSIB**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**
**$290,000.00**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of April, 2025**

**Notary Public**

**MY COMMISSION EXPIRES:**

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

**THIS INSTRUMENT WAS PREPARED BY**
**VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167**

| ADDRESS OF NEW OWNER AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Lena M. Cribben and Farzad Alinejad**<br>**881 Carter St.**<br>**Nashville, TN 37206** | **SAME** | **082-04-0-20.00** |

FOR AND IN 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,

**William C. Gant and Toni A. Gant, Husband and Wife**

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

**Lena M. Cribben and Farzad Alinejad**

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. 97, on the Map of Thornby Place, of record in Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.**

**BEING the same property conveyed to William C. Gant, a married man, by Quitclaim Deed from Toni A. Gant, a married woman, dated 1/31/2024 and recorded 1/31/2024 in Instrument No. 20240131-0006917; and the same property previously conveyed to William C. Gant and wife, Toni A. Gant by Warranty Deed from Leland D. Watts, married, dated 2/4/2014 and recorded 2/11/2014 in Instrument No. 20140211-0011973, Register's Office for Davidson County, Tennessee.**

**The undersigned Toni A. Gant spouse of William C. Gant joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.**

This is improved ( X) property known as **881 Carter St., Nashville, TN 37206**
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 23rd day of April, 2025

**William C. Gant**

**Toni A. Gant**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C Gant and Toni A Gant the bargainor(s) 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 Nashville, Tennessee, this 23rd day of April, 2025

Commission Expires _____

Notary Public

