THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143527** Karen Johnson Davidson County Batch# 974368 DEEDWARR 02/27/2023 10:29:30 AM 2 pgs Fees: $13.00 Taxes: $7,307.22 20230227-0013568	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,974,925.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2023. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 20

WARRANTY DEED

Address New Owner: Chelsea Rhea Gaw and Arash Mohammad-Nazhad 2911 Tangley Road Houston, TX 77005	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 08 0M 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Cullison and Susan Cullison, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arash Mohammad-Nazhad and wife, Chelsea Rhea Gaw** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Duncanwood, Phase II of record in Plat at Instrument No. 20121018-0095689, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Cullison and Susan Cullison, Husband and Wife, by Warranty Deed from Michael Stewart and Meredith Stewart, Husband and Wife, of record in Instrument No. 20200610-0059525, in the Register's Office of Davidson County, Tennessee, dated May 14, 2020, and recorded on June 10, 2020.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Duncanwood, as recorded in Plat Book 421, Page(s) 161 and Plat Book 1424, Page 139.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Duncanwood, Phase II, as recorded in Instrument No. 20121018-0095689.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20121025-0098047.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20120402-0027411.

This is improved property located at 1325 Duncanwood Court Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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, 2023.

Eric Cullison

Susan Cullison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Cullison and Susan Cullison, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, ~~this 24th~~ day of February, 2023.

Notary Public
My Commission ~~Expires~~:

