WARRANTY DEED

Karen Johnson Davidson County
Batch# 1078277 DEEDWARR
12/05/2023 09:52:49 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20231205-0093754

File No. EM-23-5461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farrokh Niknejad	Legacy Home Loans LLC	
(NAME)	(NAME)	
6308 Banbury Station	2 Cadillac Drive	172-09-0A-013.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, I/we, **Cammon Cochran and Adam Cochran, Trustees of The ARCEC Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Farrokh Niknejad, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 13 on the Third Revision of Section One, Banbury Crossing, of record in Book 9700, pages 536 & 537, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adam R. Cochran and Cammon Cochran, husband and wife by Warranty Deed from Michael Victor Lofrumento and Michelle Janet Chrest, as Co-Trustees of The Lofrumento-Chrest Living Trust, dated November 18, 2021 and recorded December 10, 2021 in Instrument No. 20211210-0163886, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to THE ARCEC TRUST dated July 6, 2023, by Quitclaim Deed from Adam R. Cochran and Cammon Cochran, husband and wife, of record as Instrument Number 20230710-0052658, Register's Office for Davidson County, Tennessee, dated July 6, 2023 and recorded on July 10, 2023.

This is property more commonly known as 6308 Banbury Station, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 1st day of December, 2023.

The ARCEC Trust

By: Cammon Cochran, Trustee
Cammon Cochran, Trustee

By: Trustee
Adam Cochran, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2023, before me personally appeared Cammon Cochran and Adam Cochran, Trustees of The ARCEC Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2023.

Notary Signature
My commission expires:



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-23-6308