This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21830-CC

Karen Johnson Davidson County
Batch# 1079067 DEEDWARR
12/06/2023 02:19:30 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20231206-0094375

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2023.

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Ridvan A. Abdulkader Abdullah A. Sadigh	New Owner	172-12-0A-037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Reza Aliabadi, Trustee of the Bahram Vahid Hamidy Revocable Trust dated February 10, 2023**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ridvan Abullah Abdulkader, an unmarried man, and Abdullah A. Sadigh, a married man,** 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 all of Lot No. 48, Section One, Bradford Hills, according to survey and plat of same appearing of record in Book 7900, pages 110-112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bahram Vahid Hamidy Revocable Trust dated February 10, 2023 by Quitclaim Deed from Bahram Hamidy, dated February 10, 2023, recorded February 16, 2023, of record in Instrument No. 20230216-0011141, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Bahram Hamidy, unmarried by Warranty Deed from Firooz Yazdian, dated March 13, 1991, recorded March 14, 1991, of record in Book 8309, page 370, said Register's Office.

This is improved property located at: **701 Bradford Hills Cove, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. The 2023 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 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. 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 5th day of December, 2023.

GRANTOR:

Bahram Vahid Hamidy Revocable Trust dated February 10, 2023

By: _____
Reza Aliabadi, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Reza Aliabadi, 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 he is the Trustee of the Bahram Vahid Hamidy Revocable Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 5, 2023.

_____
Lisa Allard, Affiant December 5, 2023

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this December 5, 2023.

_____
Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024