WARRANTY DEED

Karen Johnson
Batch # 1095696
01/30/2024 08:50:30 AM
Fees: $23.00 Taxes: $1,664.63

Davidson County
DEEDWARR
4 pgs

20240130-0006329

B-KW-23-35

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Sima Armesh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/16/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Farhad Roozbahan and Sima Armesh	**Novus Home Mortgage, a division of Ixonia Bank**	
(NAME) **35 Cameo Dr**	(NAME) **20225 Water Tower Blvd**	**119-12-0-099.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Brookfield, WI 53045**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD M. PAYNE, JR. AND HEATHER MARKS AND JEFFREY TILLEY AND STEPHEN SMITH AND JULIE A. STANHOPE AND ASHLEY ROMAN AND BRANDON SMITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FARHAD ROOZBAHAN AND SIMA ARMESH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 74 on the Plan of Battlewood, Section I, of record in Book 1835, Page 31, Register's Office of said county, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ronald M. Payne and wife, Anna K. Payne by Warranty Deed from Jack Morris and wife. Mary B. Morris of record in Book 3135, page 639, Register's Office for Davidson County, Tennessee, dated October 17, 1960 and recorded on October 17, 1960. Said Ronald M. Payne died on April 30, 1968, vesting Anna K. Payne as surviving tenant. Said Anna K. Payne a/k/a Anna Kimbro Payne Finney died on November 6, 2004, survived by Sammie Nelson Finney, Ronald M. Payne, Jr., Marjorie J. Tilley, Julie A. Stanhope and Janet L. Sullivan as listed in Affidavit of Heirship of record in Instrument No. 202308020059628 and in Instrument No. 202306300050349. Said Janet L. Sullivan died on February 19, 2010, survived by Richard Sullivan, Heather Marks and Ashley Roman as listed in Affidavit of Heirship of record in Instrument No. 202308020059628 and in Instrument No. 202306300050349, said Register's Office.

Being the same property conveyed to Sammie Nelson Finney, for life, remainder in fee simple to Ronald M. Payne, Jr., a one-fourth undivided interest, Marjorie J. Tilley, a one-fourth undivided interest, Julie A. Stanhope, a One-fourth undivided interest, Heather Marks, a one-eighth undivided interest and Ashley Roman, a one-eighth undivided interest, all as tenants in common, by Quitclaim Deed from Sammie Nelson Finney, Ronald M. Payne, Jr., Marjorie J. Tilley, Julie A. Stanhope, Heather Marks and Ashley Roman of record in Instrument No. 20210104-00075, Register's Office for Davidson County, Tennessee, dated December 7, 2020 and recorded on January 04, 2021. Said Marjorie J. Tilley died on August 2, 2022, survived by Jeffrey Tilley, Brandon Smith and Stephen Smith as listed in Affidavit of Heirship of record in Instrument No. 202308020059628 and in Instrument No. 202306300050349. Said Sammie Nelson Finney, life estate tenant, died on November 2, 2022.

Being the same property conveyed to Ronald M. Payne, Jr. as to a one-fourth undivided interest, Julie A. Stanhope, as to a one-fourth undivided interest, Heather Marks, as to a one-eighth undivided interest, Ashley Roman, as to a one-eighth undivided interest, Jeffrey Tilley, as to a one-twelfth undivided interest, Brandon Smith, as to a one-twelfth undivided interest, and Stephen Smith, as to a one-twelfth undivided interest, by Quitclaim Deed from Ronald M. Payne, Jr., Julie A. Stanhope, Richard Sullivan, Heather Marks, Ashley Roman, Jeffrey Tilley, Brandon Smith, and Stephen Smith of record in Instrument No. 202308210064965 Register's Office for Davidson County, Tennessee, dated August 03, 2023 and recorded on August 21, 2023. Said property is not the primary marital residence for the within named Grantors.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1911, Page 67, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **35 Cameo Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF JANUARY, 2024.

Ronald M. Payne, Jr.

Heather Marks

Jeffrey Tilley

Stephen Smith

Julie A. Stanhope

Ashley Roman by Ronald M. Payne, Jr., as Attorney in Fact

Brandon Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD M. PAYNE, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER MARKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY TILLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

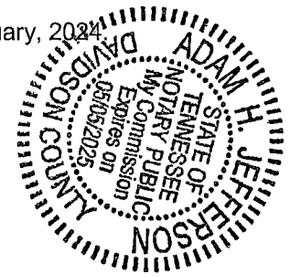
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN

SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

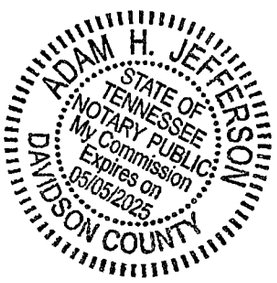


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE A. STANHOPE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,RONALD M. PAYNE, JR , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ASHLEY ROMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said ASHLEY ROMAN.

Witness my hand and official seal, this the 25th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212