Karen Johnson Davidson County
Batch# 1155642 DEEDWARR
07/09/2024 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20240709-0051248

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of July, 2024

Notary Public

File No. EY-24-6908

MY COMMISSION EXPIRES: 9-6-26
(AFFIX SEAL)

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
Allen James Arastoopour Irgens and Golnaz Arastoopour Irgens	Mortgage Investors Group	
(NAME)	(NAME)	
1826 Shackleford Road	8320 East Walker Springs, Ste 200	131-03-1V-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Knoxville, TN 37923	
(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, **Catherine Moore, Trustee of The 1826 Shackleford Road Trust dated December 6, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen James Arastoopour Irgens and Golnaz Arastoopour Irgens, Married,** 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 Unit A as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1826 Shackleford, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument No. 20160107-0001619, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jessica Sellers and William W. Sellers, wife and husband by Warranty Deed from Cadence Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20170315-0025465 Register's Office for Davidson County, Tennessee, dated March 14, 2017 and recorded on March 15, 2017. Deed of Correction record in April 20, 2017 in Instrument N. 20170420-0038584 and Scrivener's Affidavit of Preparation of Warranty Deed record in May 15, 2017 in Instrument No. 20170515-0047802.

Being the same property conveyed to Catherine Moore, Trustee of The 1826 Shackleford Road Trust by Quitclaim Deed from Jessica Sellers and William W. Sellers, wife and husband of record in Instrument No. 20181212-0120759 Register's Office for Davidson County, Tennessee, dated December 06, 2018 and recorded on December 12, 2018.

This is property more commonly known as 1826 Shackleford Road, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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

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 2nd day of July, 2024.

The 1826 Shackleford Road Trust dated December 6, 2018

By: _____, Trustee
Catherine Moore, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Catherine Moore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of The 1826 Shackleford Road Trust dated December 6, 2018, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand this 2nd day of July, 2024.

_____
NOTARY PUBLIC
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/2/24.

Affiant Signature

7/8/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY