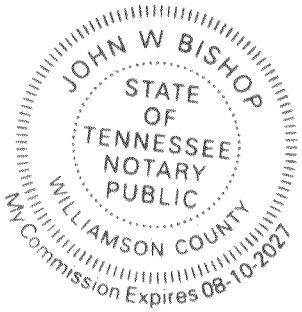
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Matthew Eddmenson and Carrie Elizabeth Eddmenson | FIELD & MAIN BANK | |
| (NAME) | (NAME) | |
| 1117 Park Ridge Dr. | 140 N. Main Street | 144-03-0-021.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Henderson, KY 42420 | |
| (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, WE, **THOMAS F. SIAMI, FARKHONDEH SOLTANI AKA FARKHONDEH SIAMI, FARIDEH S. BEASLEY, FLORA SANDRA SIAMI AND PAUL F. SIAMI,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID MATTHEW EDDMENSON AND CARRIE ELIZABETH EDDMENSON, HUSBAND AND WIFE,** 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 Lot No. 7, on the plan of SECTION THREE, CHICKERING PARK, of record in Book 2663, Pages 90 and 91, in the Register's Office, Davidson County, Tennessee.**

**Said Lot No. 7 fronts 230.0 feet on the southwesterly margin of Park Ridge Drive and extends back 296.2 feet on the northwesterly line and 495.4 feet on the easterly line to a dead line in the rear, measuring 382.3 feet thereon.**

**Being the same property conveyed to G. Siami-Araghi and Farideh Siami-Araghi, by Warranty Deed from Alan Bubis and wife, Harriet Bubis, of record in Deed Book 5100, Page 838, in the Register's Office of Davidson County, Tennessee, dated December 24, 1976 and recorded on December 28, 1976.**

**Being the same property conveyed to Patricia S. Spicer, Trustee, by Quit Claim Deed from G. Siami-Araghi and Farideh Siami-Araghi now known as Farideh Siami-Araghi Beasley, thence Patricia S. Spicer, Trustee to G. Siami and wife, Fatimah Siami, as tenants by the entirety, of record in Deed Book 5857, Page 353 , in the Register's Office of Davidson County, Tennessee, dated February 22, 1982 and recorded on March 03, 1982. Fatimah Siami also known as Fatema A. Siami died on July 19, 2010 leaving G. Siami as surviving tenant by the entirety. Fatimah Siami and Fatema A. Siami is one and the same person.**

**Being the same property conveyed to John Cobb Rochford, Trustee, by Quit Claim Deed from G. Siami, thence John Cobb Rochford, Trustee to Ghodrat Siami, Trustee of The Siami Irrevocable Family Trust of record in Instrument No. 20110706-0051750, in the Register's Office of Davidson County, Tennessee, dated July 06, 2011 and recorded on July 06, 2011.**

**Being the same property conveyed to Joan Lamb Siami, married, spouse of Ghodrat Siami and Ghodrat Siami, married, spouse of Joan Lamb Siami, joint tenancy with rights of survivorship, by Quit Claim Deed from Ghodrat Siami, as trustee on behalf of the Siami Trust, of record in Instrument No. 20170224-0018851, in the Register's Office of Davidson County, Tennessee, dated February 24, 2017 and recorded on February 24, 2017.**

Karen Johnson Davidson County
Batch# 1189959 DEEDWARR
10/04/2024 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $4,902.50
20241004-0077298

MO2024-1124

**Being the same property conveyed to Ghodrat Siami, by Quit Claim Deed from Joan Lamb Siami, of record in Instrument No. 20230201-0007544, in the Register's Office of Davidson County, Tennessee, dated January 31, 2023 and recorded on January 03, 2023. Ghodrat A. Siami died intestate on January 24, 2024. Agreed order regarding Property in Probate Docket No. 22P-1237 in the Seventh Circuit Court of Davidson County, Tennessee to be left to the decedent's children Thomas F. Siami, Paul F. Siami, Farkhondeh Soltani, Farideh S. Beasley and Flora Sandra Siami. Surviving Spouse Joan Lamb Siami, waived an interest she may have in said property within the stated provisions of Agreed order regarding Property entered on February 1, 2023. The decedent's estate is being administered under Docket No. 24P-327 in the Seventh Circuit Court of Davidson County, Tennessee.**

**Paul F. Siami herein signed as Attorney in fact for Thomas F. Siami. Said Power of Attorney is of record Instrument No. 20240925-0074238 in the Registers Office for Davidson County, Tennessee.**

**Paul F. Siami herein signed as Attorney in fact for Farkhondeh Soltani. Said Power of Attorney is of record Instrument No. 20240925-0074240 in the Registers Office for Davidson County, Tennessee.**

**Paul F. Siami herein signed as Attorney in fact for Farideh S. Beasley. Said Power of Attorney is of record Instrument No. 20240925-0074239 in the Registers Office for Davidson County, Tennessee.**

**Paul F. Siami herein signed as Attorney in fact for Flora Sandra Siami. Said Power of Attorney is of record Instrument No. 20240925-0074241 in the Registers Office for Davidson County, Tennessee.**

**Affidavit of heirship of record in Registers office for Davidson County, Tennessee in Instrument No. ___202410040077297**

**Property was not the marital residence for the Grantors.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1117 Park Ridge Dr., Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 27th day of September, 2024. Farideh S. Beasley
By: Paul F. Siami Attorney In Fact

FARIDEH S. BEASLEY
BY: PAUL F. SIAMI, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL F. SIAMI, to me known to be the person who executed the foregoing instrument on behalf of FARIDEH S. BEASLEY and acknowledged that he executed the same as the free act and deed of FARIDEH S. BEASLEY.

Commission expires:

KEVIN C. CROMWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires 10/4/27

Witness my hand this 27th day of September, 2024. Farkhondeh Soltani
By Paul F. Siami, Attorney In Fact

FARKHONDEH SOLTANI
BY: PAUL F. SIAMI, ATTORNEY IN FACT

MO2024-1124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL F. SIAMI, to me known to be the person who executed the foregoing instrument on behalf of FARKHONDEH SOLTANI and acknowledged that he executed the same as the free act and deed of FARKHONDEH SOLTANI.

Commission expires:

Notary Public
My Commission Expires 10/4/27

Witness my hand this 27th day of September, 2024.

Paul F. Siami

PAUL F. SIAMI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Commission expires:

Notary Public
My Commission Expires 10/4/27

Witness my hand this 27th day of September, 2024.

Thomas F. Siami
By Paul F. Siami, Attorney In Fact

THOMAS F. SIAMI
BY: PAUL F. SIAMI, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL F. SIAMI, to me known to be the person who executed the foregoing instrument on behalf of THOMAS F. SIAMI and acknowledged that he executed the same as the free act and deed of THOMAS F. SIAMI.

Commission expires:

Notary Public
My Commission Expires 10/4/27

Witness my hand this 27th day of September, 2024.

Flora Sandra Siami
By Paul F. Siami, ATTORNEY In Fact

FLORA SANDRA SIAMI
BY: PAUL F. SIAMI, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAUL F. SIAMI, to me known to be the person who executed the foregoing instrument on behalf of FLORA SANDRA SIAMI and acknowledged that he executed the same as the free act and deed of FLORA SANDRA SIAMI.

Commission expires:

Notary Public
My Commission Expires 10/4/27

MO2024-1124

## True Copy Certification

I, **Tammy Carney,** 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 this the ~~27th~~ 27th day of ~~October~~ September, 2024.

Affiant Signature
Date 10-3-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027