Karen Johnson Davidson County
Batch# 1199253 DEEDWARR
10/31/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,748.25
20241031-0083947

WARRANTY DEED

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$472,500.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2024.

Notary Public

My commission expires: 9-7-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Atia Ahmed	**OWNER**	**Map 172-12-0-B Parcel 091.00co**
1608 Roundhill Dr.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pooyan Harbehband and wife, Tabitha Harbehband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Atia Ahmed, a single woman

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. 400 on the Plan of Section Six, Bradford Hills, of record in Plat Book 7900, Page 290, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Pooyan Harbehband, an unmarried man, by Deed from Priscilla B. Buttram, unmarried, of record in Instrument No. 20180904-0086941, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument No. 20181121-0114601, said Register's Office.

Tabitha Harbehband, spouse of the above named Pooyan Harbehband, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 7900, Page 290, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) By-Laws of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, Page 531, amended in Instrument No. 20230831-0068146, Register's Office for Davidson County, Tennessee. 3) Charter of Bradford Hills Homeowners' Association, Inc. of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee. 4) Deeds of Conveyance to Metro Government for water mains of record in Book 8377, Page 769, and for a pumping station of record in Book 8377, Page 808, Register's Office for Davidson County, Tennessee. 5) Declaration of Covenants, Conditions and Restrictions of Bradford Hills, of record in Book 8374, Page 591, supplemental to Book 8069, Page 170, Register's Office for Davidson County, Tennessee. 6) Quitclaim Deed for Open Spaces conveyed to Bradford Hills Homeowners Association, Inc., of record in Book 9779, Page 672, and Book 8154, Page 304, Register's Office for Davidson County, Tennessee. 7) Sewer and Drainage Easement to Metropolitan Government of record in Book, 7690, Page 260, said Register's Office. 8) Agreement to Southern Bell Telephone of record in Book 1113, Page 606, and Book 1318,Page 441, said Register's Office. 9) All matters as shown on Plat Book 7900, Pages 6 and 110, said Register's Office. 10) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (X) Unimproved (____) property, known as **1608 Roundhill Dr., Nashville, TN 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 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(s) this **29th** day of **October, 2024.**

Pooyan Harbehband

Tabitha Harbehband

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Pooyan Harbehband and Tabitha Harbehband,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **October, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Barbara McGinty, 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 10-29-2024.

Date

Affiant Signature

10-29-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of October, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY