Karen Johnson Davidson County
Batch# 1200422 DEEDWARR
11/01/2024 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241101-0085059

WARRANTY DEED

Kelly Dorsey State of Tennessee Notary Public Rutherford County

File No. MM-24-7994

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 2.22.25
(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
Farzad Roozabahan	Primis Mortgage Company	
(NAME)	(NAME)	
395 Ash Grove Drive	5535 Currituck Dr. Suite 120	161-12-0-005.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Wilmington, NC 28403	
(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, **Aliyeh Armakan and Nouroddin Roozabahan, wife and husband** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Farzad Roozabahan, married man**, 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 Lot No. 157 on the Plan of Southwood Subdivision, as of Record in Book 2663, Page(s) 125 and 126, Register's Office for Said County.

Said Lot No. 157 Fronts 100 Feet on the Southerly Side of Ash Grove Drive and Runs Back 309.92 feet on the Easterly Side and 312.9 feet on the Westerly Side to a dead line, Measuring 45 feet thereon.

The prior deed contained an error in the legal description stating 309.82 feet on the Easterly Side. This deed hereby corrects said error to reflect the correct 309.92 feet.

Being the same property conveyed to Farhad Roozbahen, an unmarried man and Aliyeh Armakan, and husband, Nouroddin Roozbahen by Warranty Deed from Auto Latino, Inc of record in Instrument No. 20080104-0000992 Register's Office for Davidson County, Tennessee, dated December 28, 2007 and recorded on January 04, 2008.

Being the same property conveyed to Farhad Roozbahan (vested as "Farhad "Roozbahen" in prior deed reference hereinabove), a now married man, joined by his spouse Shahla Azadi Nejad and Aliyeh Armakan and husband Nouroddin Roozbahan by Corrective Quit Claim Deed from Farhad Roozbahan, a married man and Aliyeh Armakan, and Nouroddin Roozbahen, wife and husband as tenants by the entireties all as joint tenants with right of survivorship of record in Instrument No. 20130924-0100201 Register's Office for Davidson County, Tennessee, dated September 12, 2013 and recorded on September 24, 2013.

Being the same property conveyed to Ahyeh Armakan and Nouroddin Roozbahan, wife and husband by Quitclaim Deed from Farhad Roozbahan, an unmarried man of record in Instrument No. 20230629-0049579 Register's Office

for Davidson County, Tennessee, dated June 28, 2023 and recorded on June 29, 2023.

This is property more commonly known as 395 Ash Grove Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 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 31st day of October, 2024.

Aliyeh Armakan

Nouroddin Roozabahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2024, before me personally appeared Aliyeh Armakan and Nouroddin Roozabahan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2024.

Notary Signature
My commission expires: 3/9/27

ERIN A TOY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **10/31/2024** (date of document).

Affiant Signature

11/1/2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **1** day of **November**, 2**024**.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD