WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202434 DEEDWARR
11/06/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.46
20241106-0086411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $734,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES: 9-7-2026.

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

This area for recording stamp

(AFFIX SEAL)

MST 2024-1651

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Neal	NEW OWNER	106-13-1K-001.00-CO
(NAME)	(NAME)	
2007A Rosemary Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **Reza Contracting Group LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Neal, an unmarried 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:

Property in Davidson County, Tennessee, being Unit A on the Plan of 2007 Rosemary Lane, A Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restrictions of record in Plat at Instrument No. 20231031-0085145, in the Register's Office for Davidson County, Tennessee, said depicted in Exhibit "B" in said Declaration to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Reza Contracting Group LLC by Warranty Deed from Estate of Walter Ernest Maxwell, Shirley Maxwell Clark and Kathryn McCreary a/k/a Kathryn Nappi MCCreary, heirs at law of record in Instrument No. 20230807-0060943, in the Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August 07, 2023.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien due and payable, but not delinquent. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and

Restrictions of record in Instrument Number 20231031-0085145, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 25, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2007A Rosemary Lane, Nashville, TN 37210
(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/our hand(s) this 5th DAY OF NOVEMBER, 2024.

Reza Contracting Group LLC, a Tennessee limited liability company

BY: _____
Masoud Rezai, Sole Member

STATE OF Tennessee

COUNTY OF Williamson

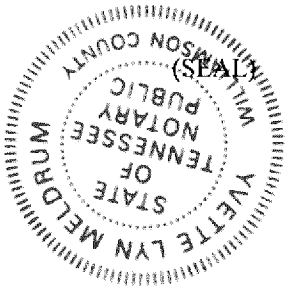
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Masoud Rezai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Sole Member of Reza Contracting Group LLC, the within named bargainor, a Tennessee limited liability company, and that Masoud Rezai, as Sole Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Sole Member of said limited liability company.

Witness my hand and official seal at office, this 5th day of November, 2024.

_____
Notary Public

My commission expires: 8-12-2028

(SEAL)



Certificate of Authenticity

I, Barbara McGarty, 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 11-5-2024.

Date

Affiant Signature

11-5-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 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