This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $170,000.00.

Affiant

Subscribed and sworn before me this the 3 day of December, 2024.

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 10-05-2027

Karen Johnson Davidson County
Batch# 1212950 DEEDWARR
12/06/2024 07:15:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20241206-0094671

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
RealTree MGT LLC 1905 9th Ave. North, #1B Nashville, TN 37208	New Owner Flash Raise Funding, LLC 200 Bartlett, Ste 108 El Paso, TX 79912	050-03-0 026.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SEPIDEH KHANSARI AND MILAD C. KHANSARI AND SHAHRZAD TOGHRAIE, A SINGLE WOMAN, HEIRS-AT-LAW, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Realtree MGT LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23A, Zone Lot Division, Lot 23, Bellshire Terrace, Section One, Phase Two, of record in Plat Book 6900, Page 714, amending Plat Book 6250, Page 179 and 180, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ahmad Khansari, unmarried, by deed dated 10/30/2013, from Kelen F. Taylor and Tony H. Taylor, wife and husband, of record in Instrument No. 20131113-0117222, Register's Office for said County.

The said Ahmad Khansari having since died intestate on 07/12/2023. See Affidavits of Heirship of record in Instrument No. 20231004-0078061, and Instrument No. 20231004-0078062, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 1354 Bellshire Terrace Drive, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 3rd day of December, 2024.

Sepideh Khansari

Milad C. Khansari

Shahrzad Toghraie

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sepideh Khansari and Milad C. Khansari, and Shahrzad Toghraie, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of December, 2024.

My commission expires:

7/17/28

Notary Public

JOHN O ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Kayla Utley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 12/3/24 (date of document).

Utley

Affiant Signature

12/3/2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 3 day of December 2024

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25