Karen Johnson Davidson County
Batch# 1215873 DEEDWARR
12/13/2024 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20241213-0096763

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 896826 2024-22718 Leslie Wei	The actual consideration or value, whichever is greater, for this transfer is $460,000.00 Affiant Subscribed and sworn to before me, this the 11 day of Dec., 2024. Notary Public My commission expires: (Affix Seal)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Kyle Brown and Hannah Brown	NAME: Guild Mortgage Company, LLC
STREET ADDRESS: 4313 Skyridge Drive Nashville, TN 37207	STREET ADDRESS: 5887 Copley Drive San Diego, CA 92111
MAP & PARCEL NO.: 050-07-0A-161.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ali Manouchehri and Odiseh Areffar, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Kyle Brown and Hannah Brown, a married couple,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A"

This is improved property known as: 4313 Skyridge Drive, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 24th day of August, 2024.

x Ali Manouchehri
Ali Manouchehri

x Odiseh Areffar
Odiseh Areffar

State of Tennessee
County of Davidson
} ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ali Manouchehri, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 24th day of August, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

DESTYNE SANDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Destyne Sander
Notary Public
My commission expires 3/20/26

State of Tennessee
County of Davidson
} ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Odiseh Areffar, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 24th day of August, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

DESTYNE SANDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Destyne Sander
Notary Public
My commission expires 3/20/26

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Final Plat Skyridge Subdivision Phase 2 (formerly Mulberry Downs PUD No. 88P-056G0) of record in Plat at Instrument No. 20211209-0163364, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Warranty Deed from Sallie R. Hicks Family, LLC, a Tennessee limited liability company and the George T. Hicks Family Trust UW dated May 27, 1992 of record in Instrument No. 20210205-0016827 Register's Office for Davidson County, Tennessee, dated February 4, 2021 and recorded on February 5, 2021.

Being the same property conveyed to Ali Manouchehri and Odiseh Areffar, husband and wife by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20220923-0105958 Register's Office for Davidson County, Tennessee, dated September 22, 2022 and recorded on September 23, 2022.

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 11 day of ~~December~~ August, 2024.

Affiant Signature
Date 12-11-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

