Karen Johnson Davidson County
Batch# 1223133 DEEDWARR
01/03/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $3,389.20
20250103-0000726

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $916,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~2ND~~ 3rd DAY OF JANUARY, 2025.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Peiman Ahadsamadi and Marjan Mohammadi	Mutual of Omaha Mortgage	Parcel ID: 172 09 0B 005.00
(NAME) 3408 Mustang Dr.	(NAME) 1 East 22nd St. Suite 401	
(ADDRESS) Nashville, TN 37211-5579	(ADDRESS) Lombard, IL 60148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brittany McCullough, an unmarried woman and Abigail Barton, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marjan Mohammadi and Peiman Ahdasamadi, wife and husband**, 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. 5 on the Final Subdivision Plat Cameron Park of record in Instrument No. 20200102-0000105, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brittany N. McCullough, an unmarried woman and Abigail A. Barton, an unmarried woman, as tenants in common without rights of survivorship from Beazer Homes, LLC, a Delaware Limited Liability Company by Warranty Deed dated September 29, 2020 and recorded on October 2, 2020 in Instrument No. 20201002-0114445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3408 Mustang Dr., Nashville, TN 37211-5579

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 our hands this 2nd day of January, ~~2024~~ 2025

Brittany McCullough

Abigail Barton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Brittany McCullough and Abigail Barton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of January, 2025.

Notary Public

My Commission Expires: 2-21-28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 ~~1/2/25~~ 1/2/25 (date of document).

Jennifer Russell
Affiant Signature

1/2/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

