Karen Johnson Davidson County
Batch# 1223144 DEEDWARR
01/03/2025 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250103-0000740

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QCBL-26909-24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of Jan ,2025

NOTARY PUBLIC

My commission expires: 08.17.2025

SUSAN MORELLI NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shahrouz Eshraghi Tehrani and Faran Ferdowsi and Sahba Roshanaei	Same address as new owner	181-01-0B-197.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($575,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HONG JIN ZHENG, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SHAHROUZ ESHRAGHI TEHRANI, UNMARRIED MAN, SAHBA ROSHANAEI, UNMARRIED WOMAN AND FARAN FERDOWSI, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 63, on the plan of Phase Four Addition to Sugar Valley, an RS 10 Cluster Lot Subdivision, a Planned Unit Development of record in Instrument No. 20070125-0010052, and re-recorded in Instrument No. 20070205-0014763, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Addition to Sugar Valley, of record in Book 11069, Page 14, and as made applicable in Instrument No. 20070205- 0014762, Register's Office for Davidson County, Tennessee, easements and setback lines as set forth on the above plan of record.

Being the same property conveyed to Hong Qiang Zheng, a single woman, Hong Jin Zheng, a single woman by Warranty Deed from Yazdian Construction, Inc., a Tennessee corporation dated September 28, 2007 and recorded on October 1, 2007 of recorded in Instrument No. 200710010116392, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hong Jin Zheng, unmarried from Hong Qiang Zheng, unmarried by Quitclaim Deed dated December 20, 2024 and of record in Instrument No. 20250103-0000529 in the Office of the Davidson County ROD.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 6456 Sunnywood Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 2nd day of January, 2024

GRANTOR(S)

Hong Jin Zheng

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Hong Jin Zheng, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-1-2025

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd, 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 January 2, 2025.

Custodian's Signature — 1/3/25 date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this January 3, 2025.

Notary Public

MY COMMISSION EXPIRES: 08/17/2025

SUSAN MORELLI
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD