Karen Johnson Davidson County
Batch# 1241944 DEEDWARR
02/27/2025 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,650.20
20250227-0014754

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-563

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of February, 2025

Notary Public

Commission Expires: 08/17/2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shahin Ramyar and Mahdi Jamshidiansales 3225 Hidden Creek Drive Nashville, TN 37013	Shahin Ramyar and Mahdi Jamshidiansales 3225 Hidden Creek Drive Nashville, TN 37013	182-01-0A-081.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

William L. Mecha, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shahin Ramyar, and Mahdi Jamshidiansales, husband and wife,

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. 81 on the Plan of Phase One, Section Two, Sunset Hills of record in Plat at Instrument No. 20071220-0146323, 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 the same property conveyed to William L. Mecha, an unmarried man by Warranty Deed from Derek Darmstaedter and wife, Rachel Darmstaedter of record in Instrument No. 20210330-0041789 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on March 30, 2021.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3225 Hidden Creek Drive, Nashville, TN 37013

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 so 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.

Dated this the 26th day of February, 2025.

William L. Mecha

William L. Mecha

STATE OF Texas
COUNTY OF Ellis

Before me, Abi Gutierrez, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, William L. Mecha whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Warranty Deed for the purposes herein set forth.

Witness my hand, at office, this 26th day of February, 2025.

Abi Gutierrez

Notary Signature
My commission expires: 01/26/2029

Electronically signed and notarized online using the Proof platform.

NOTARY PUBLIC * STATE OF TEXAS *

Abi Gutierrez

ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2029

TRUE COPY CERTIFICATION

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

I, RaShaun Perry *(custodian's name)*, 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 2/26/25 *(date of document)*.

RaShaun Perry
Custodian's Signature

2/27/25
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 27th day of February, 2025.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD