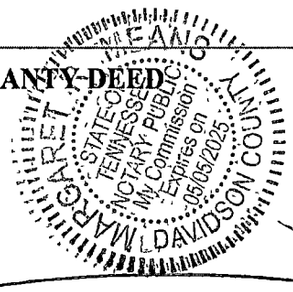
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF MARCH, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Karen Johnson
Batch # 1243060
03/05/2025 10 30 42 AM
Fees $13 00 Taxes $1,479 63

20250305-0016507

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3353LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Shane Laufer	United Wholesale Mtg.	
3926 Alameda Street	585 South Blvd. E.	
Nashville, TN 37209	Pontiac, MI 48341	091 08 0 341.00

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, WE, **NISAR A. MOHAMMADI*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANE LAUFER** 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 2 of First Revision Historic Preston Taylor Homes of record in Instrument No 20011120-0127755, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Nisar A. Mohammadi, by Warranty Deed from Tavis Benford and Articia Benford and Kayce Benford and Anna Benford and William Benford and and Solatheus Benford dated April 2, 2024, and recorded April 5, 2024, of record in Instrument No 20240405-0024331, in the Register's Office for Davidson County, Tennessee (Mary L Brown died intestate on May 21, 2021 leaving Tavis Benford, Articia Benford, Kayce Benford, Anna Benford, William Benford and Solatheus Benford as her heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument Nos. 20240405-0024329 and 20240405-0024330, in the Register's Office of Davidson County, Tennessee)

**The Grantors ownership was for investment purposes only and was never the primary residence of the Grantor or the Grantor's spouse, if any*

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1 Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument No. 20011120-0127755, of the Public Records of Davidson County, Tennessee Covenants, conditions, restrictions, easements and other matters as shown on prior plat recorded in Plat Book 2854, Page 112, of the Public Records of Davidson County, Tennessee Restrictive covenants and conditions contained in instrument recorded in Instrument No. 20031230-0183742 and 20100114-0003455, of the Public Records of Davidson County, Tennessee. All matters as set forth in Quit Claim Deed of record in Instrument Number 20020114-0005260 and Instrument Number 20000323-0029633, Register's Office for Davidson County, Tennessee As to all Restrictions set forth above, the following is added· but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s) (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons Easement and rights incidental thereto as granted in a document recorded in Book 2092, Page 367, Register's Office for Davidson County, Tennessee. Easement and rights incidental thereto as granted in a document recorded in Book 7380, Page 327, Register's Office for Davidson County, Tennessee Subject to Requirements of Ordinance No. 084-142. Subject to City Ordinance Closing Streets and Alleys Ordinance No 52-126 Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion. The rights of others in and to the use of the waters of the Cumberland River and the Phillips Branch located on the premises and the natural flow thereof

This is improved property known as 3926 Alameda Street, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 3rd day of March, 2025

Nisar A Mohammadi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, NISAR A MOHAMMADI, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

☐ *"Personally appeared" shall mean Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 3rd day of March, 2025

JIM R VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Notary Public

My Commission Expires 2-13-28

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B10-25-3926