Karen Johnson Davidson County
Batch# 1243884 DEEDWARR
03/06/2025 10:11:30 AM 4 pgs
Fees: $23.00 Taxes: $969.40
20250306-0016858

Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-25-154

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

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

Notary Public

Commission Expires: 4/15/2026

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Derrick M. Duran, Jr 600 E Trinity Ln #214 Nashville, TN 37207	SoFi Bank National Association 4064 Colony Road, Morrocroft II, Floor 2 Charlotte, NC 28211	072-05-0O-051.00-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,

Maryam M. Ghorashi, Trustee of The Maryam M. Ghorashi Revocable Living Trust

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

Derrick M. Duran, Jr.

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 214A, High View Flats, as established under Master Declaration of record in Instrument No 20200922-0108662, and Declaration for High View Flats of record In Instrument No 20201216-0148644, as being amended at Instrument No 20210204-0016515, Instrument No 20220105-0002261, and Instrument No 20230406-0025207, and Instrument No 20230614-0045438, In the Register's Office, Davidson County, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest In the common elements as shown on said master deed.

Being a portion of the same property conveyed to High View Flats, LLC, a Tennessee Limited Liability Company by Warranty Deed from LVH, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200923-0109430 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 and Scrivener's Affidavit record in Instrument No. 20210503-0058959.

Being the same property conveyed to Maryam M. Ghorashi, Trustee of The Maryam M. Ghorashi Revocable Living Trust by Warranty Deed from High View Flats, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230825-0066724 Register's Office for Davidson County, Tennessee, dated August 23, 2023 and recorded on August 25, 2023.

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: 600 E Trinity Ln #214, Nashville, TN 37207

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 25th day of February, 2025.

The Maryam M. Ghoreshi Revocable Living Trust

By: Maryam M. Ghoreshi Trustee

Maryam M. Ghoreshi

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

On this 25th day of February, 2025, before me Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Maryam M. Ghoreshi, Trustee of the Maryam M. Ghoreshi Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2025.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 2/25/2025.

Affiant Signature – Joshua A. Terry

3/5/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/5/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27