Karen Johnson Davidson County
Batch# 1248533 DEEDWARR
03/20/2025 11:51:30 AM 6 pgs
Fees: $33.00 Taxes: $3,515.00
20250320-0020460

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2025.

Notary Public

COMMISSION EXPIRES: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reza Makhdoomi	US Bank Home Mortgage	158-00-0-017
(NAME)	(NAME)	
1700 Kingsbury Drive	PO Box 790415	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	St. Louis, MO 63179	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, The Clifton Boyce Chunn, Jr. Revocable Trust dated January 7, 2025 as to a 1/2 undivided interest, and The Cheryl Hoppe Chunn Revocable Trust dated January 7, 2025 as to a 1/2 undivided interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reza Makhdoomi and Mandana Azhdarinassab, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 7th (formerly 11th) Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of J. P. Wallace Subdivision of the 19.5 acre tract, not of record, described according to a survey made for Watkins & Murray, Surveyors, October 29, 1948, as follows:

BEGINNING in the center of Old Hickory Boulevard, at the southwest corner of the property conveyed to Bates R. Parman and wife, by deed from Frances E. Wallace and husband, of record in Book 1681, page 521, Register's Office for Davidson County, Tennessee, being the corner of Lot Nos. 6 and 7; thence with the line between said two lots, North 19 deg. East, 665 feet, more or less, to a point in the center of Otter Creek; thence with the center of said Creek, as follows: South 43 deg. 30' West 60 feet, South 64 deg. 30' West' 72 feet; South 82 deg. 30' West 80 feet and South 64 deg. 30' West 75 feet to the corner of Lot Nos. 7 and 8; thence with the line between said two lots, South 16 deg. West 530 feet, more or less, to the center of Old Hickory Boulevard; thence with the center of same, South 75 deg. 20' East 150 feet to the beginning, containing 2.1 acres, more or less.

Included but expressly excluded from above description is conveyance to the State of Tennessee by Warranty Deed of record in Book 11208, Page 614, dated November 10, 1998, and recorded November 17, 1998, in the Register of Deeds office Davidson County, Tennessee.

Being part of the same property conveyed to Clifton B. Chunn, Jr., a single person by Warranty Deed from Ann Haley Henson, an unmarried person of record in Book 9994, Page 516, dated March 27, 1996, recorded March 28, 1996, Register's Office Davidson County, Tennessee.

Being part of the same property conveyed to Clifton B. Chunn, Jr. and wife, Cheryl Hoppe Chunn, as tenants by the entireties with the right of survivorship, by Quitclaim Deed from Clifton B. Chunn, Jr., of record in Book 11685, Page 539, dated September 20, 1999, recorded October 01, 1999, Register's Office Davidson County, Tennessee.

Being the part of the same property conveyed to Clifton Boyce Chunn, Jr., Trustee under The Clifton Boyce Chunn, Jr. Revocable Trust dated January 7, 2025, as to 1/2 undivided interest, and Cheryl Hoppe Chunn, Trustee under The Cheryl Hoppe Chunn Revocable Trust dated January 7, 2025, as to 1/2 undivided interest, their heirs and assigns, by Quitclaim Deed from Clifton B. Chunn, Jr. and wife, Cheryl Hoppe Chunn, as tenants by the entireties with the right of survivorship of record in Instrument No. 20250121-0004530, dated January 07, 2025, recorded January 21, 2025, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2132 Old Hickory Blvd (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (Postal Zip)

File No.: 8075-25
Warranty Deed Individual eRec LES rev. 09-2018

For purposes of identifying the aforesaid Trusts and enumerating the powers of the Trustees thereunder, a Certification of said Trusts are attached hereto as Exhibit "A"

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, successors 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, successors 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 14th day of March, 2025.

The Clifton Boyce Chunn, Jr. Revocable Trust dated January 7, 2025 as to a 1/2 undivided interest

By: Clifton Boyce Chunn Jr, Trustee
Clifton Boyce Chunn, Jr., Trustee

The Cheryl Hoppe Chunn Revocable Trust dated January 7, 2025 as to a 1/2 undivided interest

By: Cheryl Hoppe Chunn Trustee
Cheryl Hoppe Chunn, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifton Boyce Chunn, Jr. Trustee of The Clifton Boyce Chunn, Jr. Revocable Trust dated January 7, 2025 as to a ½ undivided interest, the bargainor (s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in his capacity as Trustee of said Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2025.

My Commission Expires: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl Hoppe Chunn, Trustee o The Cheryl Hoppe Chunn Revocable Trust dated January 7, 2025 as to a ½ undivided interest, the bargainor (s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in her capacity as Trustee of said Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of March, 2025.

My Commission Expires: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Notary Public

CERTIFICATION OF TRUSTS
for the
CLIFTON BOYCE CHUNN, JR. REVOCABLE TRUST
and the
CHERYL HOPPE CHUNN REVOCABLE TRUST

The undersigned, being first duly sworn, depose and state that they are of lawful age and are the current Trustee of the Clifton Boyce Chunn, Jr. Revocable Trust (the "Clifton Trust") and the current Trustee of the Cheryl Hoppe Chunn Revocable Trust (the "Cheryl Trust"), and further state, in accordance with the provisions of Tennessee Code Annotated §35-15-1013, as follows:

1. **Instruments Creating and Modifying Trusts**. The instruments that created the Trust were written Trust Agreements executed on January 7, 2025 (collectively, the "Agreements" and the "Trusts", or, individually, the "Clifton Trust Agreement" and the "Cheryl Trust Agreement").

2. **Settlors of Trusts**. The Settlor of the Clifton Trust who executed the Clifton Trust Agreement was the undersigned, Clifton Boyce Chunn, Jr. ("Clifton"), and the Settlor of the Cheryl Trust who executed the Cheryl Trust Agreement was the undersigned, Cheryl Hoppe Chunn ("Cheryl"). Clifton and Cheryl are husband and wife

3. **Identity and Address of Currently Acting Trustee**. The Trustees listed below are the currently acting Trustee as to each designated Trust:

Clifton Trust:	Cheryl Trust:
Clifton Boyce Chunn, Jr.	Cheryl Hoppe Chunn
2132 Old Hickory Blvd.	2132 Old Hickory Blvd.
Nashville, TN 37215	Nashville, TN 37215

4. **Successor Trustees**. The Agreements provide that, in the event of the disability, other failure or refusal to serve, or death, of the Trustee, the spouse of the Trustee (Cheryl as to the Clifton Trust and Clifton as to the Cheryl Trust) shall serve as successor Trustee. The Agreements further provide that, upon failure of the first named successor Trustee to serve, then Clifton McLauren Chunn, followed by Justin Matthew Chunn, in that order, are to serve as alternate successor Trustee.

5. **Powers of Trustees**. Article 6, Section 6.3 of the Agreements are identical and confer powers upon the Trustee including, without limitation, the statutory powers conferred by Tennessee Code Annotated §35-15-815 & §35-15-816, which, among other things, include the power of the Trustee to sell and convey real property and personal property of the Trusts.

6. **Revocability of Trust**. Each of the Trusts is entirely revocable during the lifetime of its Settlor; both Settlors are living at this time.

7. **Tax Identification Numbers of the Trusts**. Each of the Trust's current tax identification number is the Social Security Number of its Settlor & Beneficiary, disclosure herein of which is not necessary information for the purposes of this Certification of Trust.

8. **Authority to Sign and Authenticate Documents on Behalf of Trusts**. The Trustee of the Clifton Trust, and the Trustee of the Cheryl Trust, each holds the sole power and authority to sign for and on behalf of the Clifton Trust and the Cheryl Trust, respectively, legally binding them, and/or to ratify, confirm, and/or authenticate and document(s) or action(s) affecting the Trusts.

9. **Manner of Taking Title to Property of the Trusts**. Title to property of the Clifton Trust may be taken in or conveyed in the following manner and name: "Clifton Boyce Chunn, Jr. Revocable Trust", "Clifton Boyce Chunn, Jr. Revocable Trust dated January 7, 2025", "Clifton Boyce Chunn, Jr. Revocable Trust dated January 7, 2025 as same may have been amended from time to time hereafter", or by or to Clifton Boyce Chunn,

Jr. as Trustee of the Clifton Trust as further described and identified in any of the foregoing manners. Title to property of the Cheryl Trust may be taken in or conveyed in the following manner and name: "Cheryl Hoppe Chunn Revocable Trust", "Cheryl Hoppe Chunn Revocable Trust dated January 7, 2025", "Cheryl Hoppe Chunn Revocable Trust dated January 7, 2025 as same may have been amended from time to time hereafter", or by or to Cheryl Hoppe Chunn as Trustee of the Cheryl Trust as further described and identified in any of the foregoing manners. The foregoing does not exclude other descriptive terms identifying the Trustee or the Trust and no transaction that reasonably identifies the Trust shall be void or voidable by reason of inconsequential variations in the nomenclature/language identifying the Trustee or the Trust.

10. **Continued Effectiveness of Trusts**. The Trusts have not been revoked, modified, or amended in any manner other than as set forth herein, and not in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

This 14th day of March, 2025.

Clifton Boyce Chunn, Jr., Settlor and Trustee
Clifton Boyce Chunn, Jr., Settlor and Trustee,
Clifton Trust

Cheryl Hoppe Chunn, Settlor and Trustee
Cheryl Hoppe Chunn, Settlor and Trustee,
Cheryl Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Clifton Boyce Chunn, Jr. and Cheryl Hoppe Chunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence executed the within instrument, and upon oath acknowledged that they did so as the duly appointed and acting Trustee of the Clifton Boyce Chunn, Jr. Revocable Trust dated January 7, 2025 (as to Clifton Boyce Chunn, Jr.), and as the duly appointed and acting Trustee of the Cheryl Hoppe Chunn Revocable Trust dated January 7, 2025 (as to Cheryl Hoppe Chunn), that the facts set forth therein are true and complete to the best of their knowledge, information and belief and that each of them executed same in their official capacity as Trustee, as their free act and deed, for the purposes therein contained, being duly authorized so to do.

Witness, my hand and official seal, this the 14th day of March, 2025.

My Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

_____
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, PLLC
2055 N. Mt. Juliet Road, Suite 202
Mt. Juliet, TN 37122
Phone: 615-480-8115
Fax 615-288-3595

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 3/14/25.

Affiant Signature – Joshua A. Terry

3/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27