THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250250048** Karen Johnson Davidson County Batch# 1254685 DEEDWARR 04/01/2025 09:41:30 AM 3 pgs Fees: $18.00 Taxes: $2,257.00 20250401-0024472	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Affiant Subscribed and sworn to before me, this 20th day of March, 2025. Notary Public My Commission Expires: 3/15/26 KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Kambiz Oskoui and Mahnoush Abdollah Milani, and Kamiar Salehi 2001 Kirkwall Dr Nolensville TN 37135	Send Tax Bills To: JP Morgan Chase P O Box 78420 Phoenix, AZ 85062-8420	Tax Information: Tax Parcel ID No. 187-09-0A-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Graffam, as Trustee of the John A. Graffam Revocable Trust, dated June 23, 1982** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kambiz Oskoui and Mahnoush Abdollah Milani, a married couple, and Kamiar Salehi, a single man, as joint tenants with right of Survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Phase two Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20200910-0103205, 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 Phyllis A. Graffam, as trustee of The John A. Graffam Revocable Trust, dated June 23, 1982 by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211014-0137974 Register's Office for Davidson County, Tennessee, dated October 12, 2021 and recorded on October 14, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20200910-0103205, Register's Office of Davidson County, Tennessee.

Application for Greenbelt application of record in Book 8884, Page 881 and 884, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542 and DCCR's in Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No. 20171108-0114807, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20190729-0074339, Instrument No. 20200909-0102654, Instrument No.

20200921-0107902, Instrument No. 20201012-0013675 and Instrument No. 20210601-0072620, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for Homeowners Association of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.

Easement to Global Signal of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20121029-0098753, Instrument Number 20130724-0076308 and Instrument Number 20150626-0061523, in the Register's Office for Davidson County, Tennessee.

Ingress, Egress and Utility Easement of record in Instrument Number 20121218-0116523, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.

Lease Agreement of record in Book 10424, Page 22, Assignment of Lease in Instrument No. 20010724-0078137, Instrument No. 20140509-0039933, Instrument No. 20140509-0039935, Instrument No. 20051031-0131235, re-recorded in Instrument No. 20051107-0134543, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2001 Kirkwall Dr Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March, 2025.

John M. Graffam, Trustee of the John A. Graffam Revocable Trust dated June 23, 1982

BY:_____
John M. Graffam, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Graffam, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the John A. Graffam Revocable Trust dated June 23, 1982, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 20th day of March, 2025.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

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 3/20/2025.

Affiant Signature – Joshua A. Terry

3/24/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/24/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27