Karen Johnson Davidson County
Batch# 1257081 DEEDWARR
04/07/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250407-0026156

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this 4 day of April, 2025.

Notary Public
My commission expires: 3/8/28

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
John C Jackson **Beverly J Jackson**	**Pinnacle Bank**	**142090D15800CO**
8501 Sawyer Brown Rd	**150 3rd Ave S, Ste 1000**	
Nashville, TN 37221	**Nashville, TN 37201**	

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 ACKNOWLEDGE, WE,

Arash Gholizadeh, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C Jackson and Beverly Jackson, 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 Unit No. 8501, together with the carport designated as No. 8501-C, in River Plantation, Section Ten, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Ten. Phase 1, Condominium Apartments, recorded in Book 7900, page 945, Registers Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598 as amended in Instrument No. 20081203-0117317, et. seq. and annexation document in Book 9669, page 111, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

as amended in Instrument No. 20081203-0117317

AG

Being the same property conveyed to Arash Gholizadeh, by Warranty Deed from Karin T Whitehead, dated November 13, 2020, of record in Instrument No. 20201120-0136795, in the Register's Office for Davidson County, Tennessee. Subject property was never the sole primary residence of said Grantor, his spouse, heirs, or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 8501 Sawyer Brown Rd, Nashville, TN 37221.

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 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 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.

_____ Date: 4/4/25
Arash Gholizadeh

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Arash Gholizadeh, the within named Grantor(s), 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 4 day of April, 2025.

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/4/25 (date of document).

Affiant Signature

4/4/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

