Karen Johnson Davidson County
Batch# 1259743 DEEDWARR
04/14/2025 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250414-0028083

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350306** SENA AZIZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 10th day of April, 2025. Notary Public My Commission Expires: 11-8-28

WARRANTY DEED

Address New Owner: Seyed Kamran Hejazi Kenari 115 Pepperhill Drive Apt. 1 London, KY 40741	Send Tax Bills To: Cross County Mortgage, LLC 2160 Superior Ave Cleveland, OH 44114	Tax Information: Tax Parcel ID No. 105 07 2T 211.00

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, **Vivian Price, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seyed Kamran Hejazi Kenari, a single man**, ("Grantees"), its 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 Unit 207, on the Plan of MASLOW, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221104-0119258 as amended in First Amendment of record at Instrument No. 20231208-0094829, Second Amendment of record in Instrument No. 20240417-0027346, and Third Amendment of record in Instrument No. 20240514-0035687, 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 Vivian Price, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Pillow, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240716-0053383, in the Register's Office of Davidson County, Tennessee, dated July 12, 2024 and recorded on July 16, 2024.

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 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MERRITT-HAGAN LAND IN SOUTH NASHVILLE, as recorded in Minute Book N, Page 241.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20221104-0119258, as amended in Instrument No. 20231208-0094829; Instrument No. 20240417-0027346 and Instrument No. 20240514-0035687.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151208-0123507 and Instrument No. 20221117-0122440.

Easement for Agreement for Dedication of Public Right-Of-Way, recorded in Instrument No. 20221228-0132842 and Instrument No. 20221228-0132843.

This is improved property located at 500 Merritt Avenue #207 Nashville TN 37203

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 10th day of April, 2025.

Vivian Price, LLC

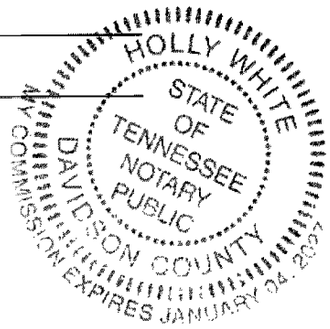
By: Jonathan B. Harris, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jonathan B. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Vivian Price, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 10th day of April, 2025.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 10. 2025.

Affiant Signature

11th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

