THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049042**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2025. Notary Public My Commission Expires: 10-25-26

Karen Johnson Davidson County
Batch# 1262313 DEEDWARR
04/21/2025 10:41:30 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20250421-0029975

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

WARRANTY DEED

Address New Owner: Reza Mortazavi and Shiva Abadi Mortazavi and Amir Abadi 3432 Amanda Avenue Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Northpointe Bank 5303 28th St. Ct. SE. Grand Rapids, MI 49546	Tax Information Tax Parcel ID No. 117-07-0S-002.00 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, **Andrew C. Eckstein and Laura G. Eckstein, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Reza Mortazavi and Shiva Abadi Mortazavi, husband and wife and Amir Abadi, an unmarried man**, ("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 Unit "B" on the plan of Homes at Amanda, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at Amanda, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130424-0040800, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ANDREW C. ECKSTEIN AND WIFE, LAURA G. ECKSTEIN, by deed from JGPALMER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140930-0090128, dated September 29, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 117-07-0S-002.00 CO.

Matters shown on the Plan of record in Plat Book 547, page 156, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20130424-0040800, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, page 402, said Register's Office.

This is improved property located at 3432 Amanda Avenue Nashville TN 37215

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 8th day of April, 2025.

Andrew C. Eckstein

Laura G. Eckstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew C. Eckstein and Laura G. Eckstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2025.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, Yvette Meldrum, 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 8, 2025

Signature
April 8, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 8, 2025

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026