Karen Johnson
Batch # 1262761
04/21/2025 02 27 44 PM
Fees $13 00 Taxes $969 40

Davidson County
DEEDWARR
2 pgs

20250421-0030287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $262,000.00.

Parisa Tavakoli-Dehaghi
Affiant

Subscribed and sworn to before me, this 18th day of April, 2025.

Notary Public

My commission expires 03/16/26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Parisa Tavakoli-Dehaghi	Bank of America, N.A.	135-16-0B-120.00-CO
642 Flintlock Court	101 South Tryon St.	
Nashville, TN 37217	Charlotte, NC 28255	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Brooke N. Donovan, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Parisa Tavakoli-Dehaghi, single

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit.

Land in Davidson County, Tennessee, being Unit No 120, on the Plan of Horizontal Property Regime, Private Element Plat, Woodridge at Nashboro Village, Nashboro Village - Tract 11, of record in Plat at Instrument No 20021120-0143949, 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 Brooke N Donovan, a single woman by Warranty Deed from Sophia L Sparkman, an unmarried Woman of record in Instrument No. 20200616-0061951 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 16, 2020.

This is improved property known as **642 Flintlock Court, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ____ day of April, 2025

Brooke N Donovan

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF ~~DAVIDSON~~ FAIRFAX

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brooke N. Donovan, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of April, 2025.

Notary Public
My Commission Expires 02/29/2028

Lenders Title Company File No. 25-000948-626

NAOMI KABAMBA
NOTARY PUBLIC
REGISTRATION # 7867107
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 29, 2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BELAM-25-642