ADDRESS NEW OWNER: Ali Ahmadibeni and Yassaman C. Nassiri
8202 Lenox Creekside Drive
Antioch, TN 37013

SEND TAX BILL TO: 8202 Lenox Creekside Drive
Antioch, TN 37013

MAP-PARCEL NOS. 181-02-0A-002.00

Karen Johnson Davidson County
Batch# 1265454 DEEDWARR
04/28/2025 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,263.55
20250428-0032642

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, John Yates and Caroline Yates, husband and wife (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Ali Ahmadibeni and Yassaman C Nassiri, husband and wife (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Townhouse Unit 2 on the Exhibit Plat of Lenox Creekside, Phase One of record as Exhibits E1, E2 and E3 of record in Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, Register's Office for Davidson, Tennessee, to which reference is made for a more complete and accurate description thereof.

Being the same property conveyed to John Yates, an unmarried man, by Warranty Deed from Edie E. Murrell of record in Instrument No. 20201216-0148766, dated December 4, 2020, and recorded December 16, 2020, Register's Office for Davidson County, Tennessee.

Caroline Yates joins in this Deed to convey any marital rights she may have therein.

This is improved property with a common address of 8202 Lenox Creekside Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plat of Lenox Creekside, Phase One of record as Exhibits E1, E2 and E3 of record in Instrument No. 20060306-0025686 and as amended in Instrument No. 20060606-066938, both in the Register's Office for Davidson, Tennessee.(3) Master Deed establishing Lenox Creekside Phase 1 of record in Instrument No. 20060306-0025686, and amended in Instrument No. 20060606-0066938, as supplemented in Instrument No. 20070801-0091466 (Annexing Phase II Property), as amended in Instrument No. 20080808-0081967 (Dividing Phase II property into Multiple Phases), Register's Office for Davidson, Tennessee.(4) By-Laws of Lenox Creekside Condominium Owners Association, Inc. of record as Exhibit C" of the Master Deed establishing Lenox Creekside Phase 1 of record in Instrument No. 20060306-0025686, Register's Office for Davidson, Tennessee.(5) Right of Way and easements to Gulf Interstate Gas Company of record in Book 2203, page 579 and Book 2244, page 11, Register's Office for Davidson, Tennessee, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc. of record in Book 2875, page 299, said Register's Office.(6) Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, page 901 and Book 9487, page 914, Register's Office for Davidson, Tennessee.(7) Stormwater Detention Agreement of record in Instrument No. 20060206-0014635, Register's Office for Davidson, Tennessee.(8) Grant of Easement for an easement in gross and right-of-way for a broadband communications system to Comcast of Nashville I, LLC from Lenox Creekside Condominium Owners Association, Inc. of record in Instrument No. 20150126-0007087, Register's Office for Davidson County, Tennessee.(9) Charter of Lenox Creekside Condominium Owners Association, Inc. of record in Instrument No. 20060227-0022558; also shown as Exhibit "B" in Instrument No. 20060306-0025686 (Master Deed), Register's Office for Davidson County, Tennessee.(10) Right of Way

Easement granted to United Telephone Company of record in instrument No. 20070503-0053020, Register's Office for Davidson County, Tennessee.(11) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, Register's Office for Davidson County, Tennessee.(12) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Lenox Creekside Phase 1, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(13) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of April 2025.

John Yates

Caroline Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **John Yates and Caroline Yates, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 25th day of April 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater for this transfer is $341,500.00.

Affiant

Subscribed and sworn before me this 25th day of April 2025.

Notary Public
My Commission Expires: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. 2503-040

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, RaShaun Perry *(custodian's name)*, 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 4/25/25 *(date of document)*.

RaShaun Perry
Custodian's Signature

4/28/25
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 28th day of April, 2025.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD