This instrument prepared by: and Return to:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24047-DJ

Karen Johnson Davidson County
Batch# 1270308 DEEDWARR
05/07/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20250507-0035885

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 1st day of May, 2025.

Notary Public
My Commission Expires: 4/18/2026

| Address New Owners | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Kiran U. Dyamenahalli<br>Gillian L. Armstrong<br>260 38th Avenue North<br>Nashville, TN 37209 | New Owner | 104-01-0-036 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Best Built Construction Inc., a Tennessee corporation, and Mohammad T. Oftadeh**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kiran Dyamenahalli and Gillian Louise Armstrong, 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 all of Lot No. 53, Second Revision, Section One, Valley View Subdivision, according to survey and plat of same appearing of record in Book 2331, page 113, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Best Built Construction, Inc., a Tennessee corporation and Mohammad T. Oftadeh by Warranty Deed from Clifford Foster, unmarries, dated July 25, 2022, recorded July 26, 2022, of record in Instrument No. 20220726-0085115, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Mohammad T. Oftadeh ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 20201113-0134511 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This property is not a primary residence of the Grantors and, as such, is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **260 38th Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2025, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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 is 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. Whenever 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,** Grantor has executed this instrument on this 1st day of May, 2025.

GRANTOR:

Best Built Construction Inc.,
a Tennessee corporation

By: C. M. Corr
Christopher M. Corriveau, Authorized Signor

Mohammad T. Oftadeh by C. M. Corr, his Attny in Fact
Mohammad T. Oftadeh by Christopher M. Corriveau, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, Authorized Signor the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signor of Best Built Construction Inc, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2025.

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/30/2028

Bria Sawyers
Notary Public
My Commission expires: 3/30/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Mohammad T. Oftadeh ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 1st day of May, 2025.

Bria Sawyers
Notary Public
My Commission expires: 3/30/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/30/2028

# Certificate of Authenticity

I, Joshua A. Terry, 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 5/1/2025.

Affiant Signature – Joshua A. Terry

5/7/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/7/2025.

Notary Public

My Commission Expires: 5-10-29

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON