THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250450747

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $857,000 00.

Affiant

Subscribed and sworn to before me, this 12th day of May, 2025.

Notary Public
My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Karen Johnson
Batch # 1273662
05/15/2025 02 21 36 PM
Fees $13 00 Taxes $3,170 90

Davidson County
DEEDWARR
2 pgs

20250515-0038442

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information·
Charles Zaillian, Trustee 4508 Idaho Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103 04 0 007.00

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, **Nayyer Ghadirian and Diana Beverley Heney, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Zaillian, Trustee of The Charles Zaillian Separate Property Trust, dated May 7, 2025**, ("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 Lot No. 409, Block 21, on the Plan of CHARLOTTE PARK, 1ST ADDITION, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nayyer Ghadirian and Diana Beverley Heney, Husband and Wife, by Warranty Deed from Christopher C. Allison and Christina Stoddard, Husband and Wife, of record in Instrument No. 20210518-0067385, in the Register's Office of Davidson County, Tennessee, dated May 14, 2021 and recorded on May 18, 2021.

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 CHARLOTTE PARK, 1ST ADDITION, as recorded in Plat Book 57, Page(s) 103.

This is improved property located at 4508 Idaho Avenue Nashville TN 37209

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 12th day of May, 2025

Nayyer Ghadirian

Diana Beverley Heney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nayyer Ghadirian and Diana Beverley Heney, 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 12th day of May, 2025

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026