Karen Johnson Davidson County
Batch# 1275984 DEEDWARR
05/21/2025 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20250521-0039922

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/26/29

(AFFIX SEAL)

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
205-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH25-09371

Address of New Owner:	Send Tax Bills to:	Tax Information:
Farzad Roozbahan and Samira Armani 218 Ash Grove Drive Nashville, TN 37211	Novus Home Mtg. 20225 Water Tower Blvd. #400 Brookfield, WI 53045	162-10-0-217.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ann F. Meadows, an unmarried woman and Lori A. Meadows N/K/A Lori A. Meadows DeLancey, a married woman, as joint tenants with rights of survivorship**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Farzad Roozbahan and Samira Armani,** Husband and Wife, hereinafter called the Grantees, their successors 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 Lot No. 86 on the Plan of Section Four, Hickory View of record in Plat Book 6900, Page 373, 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 Ann F. Meadows, an unmarried woman and Lori A. Meadows, an unmarried woman, joint tenants with rights of survivorship by Warranty Deed from Christina M. Dunham, married of record in Instrument No. 20130225-0018460 Register's Office for Davidson County, Tennessee, dated February 22, 2013 and recorded on February 25, 2013.

Lori A. Meadows DeLancey executes this instrument on behalf of Ann F. Meadows pursuant to Power of Attorney recorded in Instrument No. 20250521003992 1 in the Register's Office of _____ County, Tennessee.

Lori A. Meadows DeLancey being one and the same as Lori Meadows DeLancey.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 218 Ash Grove Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 13th day of May, 2025

Lori A Meadows DeLancey as Attorney in Fact for Ann F. Meadows

Lori A. Meadows DeLancey as Attorney in Fact for Ann F. Meadows

Lori A Meadows DeLancey

Lori A. Meadows Delancey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lori A. Meadows DeLancey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Ann F. Meadows and that she is authorized by Ann F. Meadows to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 13th day of May, 2025.

FAITH L LOWE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11.14.25

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lori A. Meadows N/K/A Lori A. Meadows DeLancey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 13th day of May, 2025.

FAITH L LOWE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11.14.25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 13, 2025.

J. Carlton Drumwright

May 13, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 13, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY