BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2025

M.R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

Notary Public

MY COMMISSION EXPIRES 3/3/2026
(AFFIX SEAL)

Karen Johnson
Batch # 1277133
05/23/2025 10 17 23 AM
Fees $13 00 Taxes $1,813 00

Davidson County
DEEDWARR
2 pgs

20250523-0040741

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct , Ste 125, Franklin, TN 37067

File No · 2025-0641

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Add Charousapha	Add Charousapha	173-04-0A-401 00-CO
(NAME)	(NAME)	
1305 Napa Point E	1305 Napa Point E	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Ninety Thousand And No/100 Dollars ($490,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LOREN MAHYNE ASHAYERI, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADD CHAROUSAPHA, MARRIED,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No 353 on the Plan of Final Plat, Section Five, Oak Highlands, "A Planned Unit Development" of record in Plat at Instrument No 20050124-0008664, 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 Loren Mahyne Ashayeri, a single woman by Warranty Deed from Cole Whitten and Stephanie Whitten fka Stephanie Johnson, husband and wife of record in Instrument No 20190606-0054305 Register's Office for Davidson County, Tennessee, dated June 04, 2019 and recorded on June 06, 2019.

Subject to: 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 records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 1305 Napa Point E., Antioch, TN 37013
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 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 our hands this 22 day of May, 2025

Loren Mahyne Ashayeri

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of May, 20 25, before me personally appeared Loren Mahyne Ashayeri, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed

Notary Public

My Commission Expires: 8-12-2028

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY