WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280089 DEEDWARR
06/02/2025 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20250602-0042903

File No. MM-25-9815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 4-03-27

(AFFIX SEAL)

CHERYL FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hamed Hadad Varzi and Mahmuhda Akter	Legacy Home Loans	
(NAME)	(NAME)	
3535 Bell Road, Unit 310	408 Hwy. 76	109-05-0B-310.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	White House TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Rodney E. Snow IV and Rachel C. Rome, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mahmuda Akter and Hamed Hadad Varzi, wife and husband**, 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 Unit No. 310 On The Plan of Williams Bend Townhomes, A Horizontal Property Regime With Private Elements, Created Under Title 67, Section 27-101 Et Seq., as Amended, Tennessee Code Annotated, and as Established By Declaration of Covenants, Conditions and Restrictions for William Bend Townhomes, a Horizontal Property Regime With Private Elements, of Record as Instrument No. 20021216-0154761 and Supplemental of Record In Instrument No. 20030529-0072377 and In Instrument No. 20030930-0144058, Register's Office For Davidson County, Tennessee, Including Without Limitation The By-Laws Appended Thereto, Said Register's Office, Together With The Undivided Percentage Interest In The Common Elements Appurtenant To Said Unit, as Set Forth in Said Declaration of Covenants. reference is hereby made to the Plan of Williams Bend Townhomes, for Placement of Units, as Shown on Exhibit "C" to the Declaration of Covenants for a more complete Identification an description of Such Units.

Being the same property conveyed to J. David Wicker as trustee of the 3535 Bell Road Land Trust, dated November 17, 2012 by Warranty Deed from The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificate holders of Popular ABS, Inc. Mortgage Pass-Through Certificate series 2005-C of record in Instrument No. 20121218-0116436 Register's Office for Davidson County, Tennessee, dated December 12, 2012 and recorded on December 18, 2012.

Being the same property conveyed to Rodney E. Snow, IV and Rachel C. Rome, husband and wife by Quitclaim Deed from J. David Wicker as Trustee of the 3535 Bell Road Land Trust, dated November 17, 2012 of record in Instrument

No. 20250326-0022773 Register's Office for Davidson County, Tennessee, dated March 25, 2025 and recorded on March 26, 2025.

This is property more commonly known as 3535 Bell Road, Unit 310, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 29 day of May, 2025.

Rodney E. Snow IV
Rodney E. Snow, IV

Rachel C Rome
Rachel C. Rome

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DC

On this 29th day of May, 2025, before me personally appeared Rodney E. Snow, IV and Rachel C. Rome, 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's (or persons') free act and deed.

Witness my hand, at office, this 29th day of May, 2025.

Notary Signature
My commission expires: 12/09/2028

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 29, 2025.

Signature
May 29, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 29, 2025

Notary's Signature

My Commission Expires: 8.12.28

