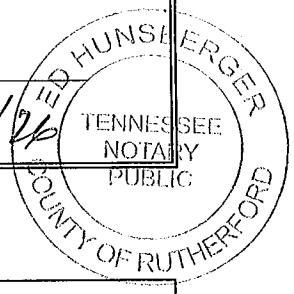
Karen Johnson Davidson County
Batch# 1281815 DEEDWARR
06/05/2025 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $980.13
20250605-0044425

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38644-04-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $264,900.00. Affiant Subscribed and sworn to before me this 7th day of May, 2025. Notary Public My Commission Expires: 1/25/26



WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maria Grande Castorela 505 Park Court Nashville, TN 37211	New Owner	Map and Parcel No.: 162010E00300CO

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, Ramin Armaz and Alyse Renee Meier, husband and wife (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Maria Grande Castorela, a married woman, as her sole and separate property ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 505 Park Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

25NT00485

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, Grantors have executed this instrument on the 7th day of May, 2025.

GRANTORS:

Ramin Armaz

Alyse Renee Meier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ramin Armaz and Alyse Renee Meier, husband and wife, 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 7th day of May, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Park Court R-10 Residential P.U.D., of record in Plat Book 6900, Page 967, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ramin Armaz and Alyse Renee Meier, husband and wife, by deed dated August 19, 2022 from Tracy O'Neal Lockridge, unmarried, of record in Instrument No. 20220822-0094342, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Park Court R-10 Residential P.U.D., as recorded in Plat Book 6900, Page 967, Register's Office for Davidson County, Tennessee.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Park Court P.U.D., as recorded in Plat Book 6050, Page 364, Register's Office for Davidson County, Tennessee.
6. Declaration of Covenants, Conditions and Restrictions recorded in Book 7930, Page 986 and amended in Book 8010, Page 476; Book 8010, Page 478 and Amendment to Bylaws recorded in Book 7931, Page 3, Register's Office for Davidson County, Tennessee.
7. Conveyance for Water and Sewerage Services recorded in Book 8204, Page 235 and Book 8204, Page 261, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5-7-25 (date of document).

Affiant Signature

5-7-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th of May, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26