THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450604** Karen Johnson Davidson County Batch# 1283066 DEEDWARR 06/09/2025 08:29:30 AM 3 pgs Fees: $18.00 Taxes: $1,572.13 20250609-0044866	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $424,900.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2025. Notary Public My Commission Expires: 01/30/2029 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: The Gomez Family 2003 Trust 1868 Stonewater Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 097 02 0A 498.00

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, **Noelle B. Yazdani, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arelia Gomez, Trustee and Horacio Gomez, Trustee of the Gomez Family 2003 Trust dated November 11, 2003**, ("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. 498 on the Final Plat of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 6C, of record in Instrument No. 20160129-0008909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Noelle B. Yazdani, unmarried, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20161101-0115464, in the Register's Office of Davidson County, Tennessee, dated October 27, 2016 and recorded on November 01, 2016.

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.

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 VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 6C, as recorded in Instrument No. 20160129-0008909.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557, as Supplemented in Instrument No's. 20110427-0032201, 20140416-0031645, 20140416-0031646, 20140424-0034613, 20140424-0034614, 20140424-0034615, 20140424-0034616, 20140424-0034617, 20140424-0034618, 20150812-0080705, 20160226-0018415 and Amended in Instrument No. 20170906-0091483 and further Supplemented in Instrument No. 20180502-0041808.

Covenants, Conditions and Restrictions as set forth in Declaration of Easement recorded in Instrument No. 20081209-0118828.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180403-0031348.

Common Open Space Deed recorded as Instrument No. 20160226-0018414.

This is improved property located at 1868 Stonewater Drive Hermitage TN 37076

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 6th day of June, 2025.

Noelle B. Yazdani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Noelle B. Yazdani, 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 6th day of June, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-08-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/6/25 (date of document).

Jennifer Russell
Affiant Signature

6/6/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

