Karen Johnson Davidson County
Batch # 1283151 DEEDWARR
06/09/2025 09:58:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250609-0045030

This document prepared by:
Tree Ring Legal
PO Box 744
Smyrna, TN 37167

Address of New Owner	Send Tax Bill to	Map/Parcel Number
Ali Khaleghdad Arab and Robyn Darlene Arab 6021 Mt. Pisgah Road Nashville, TN 37211	First Bank by Shellpoint Specialized Loan Servicing PO Box 60535 City of Industry, CA 91716	172-10-0E-022.00-CO

This document was prepared with information from public record, and was not verified by a title search, survey, or other method.

Grantors: Ali Khaleghdad Arab and Robyn Darlene Arab, a married couple

Grantees: Ali Khaleghdad Arab and Robyn Darlene Arab, as Trustee of the Arab Family Revocable Trust dated May 21, 2025

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Pursuant to TCA § 67-4-409, the actual consideration of this transfer is $0 (zero dollars).

Robyn D Arab
Affiant

Sworn and subscribed before me on this the May 21, 2025.

TERESA B. NORRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 4-11-2026

Teresa Norris
Notary Public

My commission expires: 4/11/2026

Warranty Deed

For and in consideration of the sum of ten dollars, paid by the herein grantees, we, Ali Khaleghdad Arab and Robyn Darlene Arab, do hereby convey to Ali Khaleghdad Arab and Robyn Darlene Arab, Trustees of the Arab Family Revocable Trust dated May 21, 2025, all of our interest and title in a certain land described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Final Plat of The Meadows at Christiansted Valley, Phase 1 of record in Plat at Instrument No. 20190701-0063770, 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 Ali Khaleghdad Arab and Robyn Darlene Arab, a married couple, by Warranty Deed dated December 16, 2019, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in 20191216-0129729, Register's Office for Davidson County, Tennessee.

This property subject to the following:

1. All matters shown on the Plan of record as Instrument Number 20190701-0063770, Register's Office of Davidson County, Tennessee.

This improved property is known as 6021 Mt. Pisgah Road, 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 said Grantees, their heirs and assigns forever, and we do covenant with the said Grantees that we are lawfully seized and possessed of 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, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all persons.

Note: The purpose of this document is to transfer property into a revocable living trust.
Note 2: The Grantors and Grantees are the same person.

Ali Khaleghdad Arab

Robyn Darlene Arab

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, Kathryn L Clark, Notary Public, the within named Ali Khaleghdad Arab and Robyn Darlene Arab, the Grantors, with whom I am personally acquainted or proven to me with reasonable certainty, who acknowledged that they executed this instrument for the purposes therein contained.

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My commission expires: 03/17/2029