**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 250550949**

Karen Johnson Davidson County
Batch # 1283153 DEEDWARR
06/09/2025 10:11:38 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20250609-0045032

Prepared / Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Larry D Hughes
Affiant

Subscribed and sworn to before me this 6th day of June, 2025.

TERESSA RAY
Notary Public - State of New Mexico
Commission # 1122052
My Comm. Expires Apr 11, 2026

Notary Public
My Commission Expires: 4/11/26

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Hussein Mohammadi and Farzad Mohammadi<br>306 Elysian Fields Road<br>Nashville TN 37211 | New Owner | Tax Parcel ID No.<br>133-11-0-092.00 |

**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, **Larry D. Hughes, Trustee of The Larry D. Hughes Trust, established by The Revocable Trust Agreement of Larry D. Hughes dated November 9, 2012, as amended and restated on November 19, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hussein Mohammadi and Farzad Mohammadi, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, being Lot No. 72 on the Plan of the Valley View Meadows, Section 2, of record in Plat Book 3600, page 60, Register's for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to LARRY D. HUGHES by deed from LARRICK PROPERTIES, INC., TENNESSEE CORPORATION, of record as Instrument No. 20050630-0075329, dated June 29, 2005, Register's Office for Davidson County, Tennessee.

LARRY D. HUGHES conveyed his interest to LARRY D. HUGHES, TRUSTEE OF THE LARRY D. HUGHES TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF LARRY D. HUGHES DATED NOVEMBER 9, 2012, AS AMENDED AND RESTATED ON NOVEMBER 19, 2024,by quitclaim deed of record in Instrument No. 20241120-0090500, dated November 19, 2024, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 133-11-0-092.00.

Matters shown on the Plan of record in Plat Book 3600, page 60, said Register's Office.
Restrictive Covenants contained in instrument of record in Book 3673, page 439, said Register's Office.

This is improved property located at 306 Elysian Fields Road Nashville TN 37211

**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.

The Larry D. Hughes Trust, established by The Revocable Trust Agreement of Larry D. Hughes dated November 9, 2012, as amended and restated on November 19, 2024

Larry D. Hughes, Trustee
By: Larry D. Hughes, Trustee

STATE OF NEW MEXICO )

COUNTY OF DONA ANA )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry D. Hughes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Larry D. Hughes Trust, established by The Revocable Trust Agreement of Larry D. Hughes dated November 9, 2012, as amended and restated on November 19, 2024, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of June, 2025.

Notary Public Teresa Ray

My Commission Expires: 4/11/26

TERESSA RAY
Notary Public - State of New Mexico
Commission # 1122052
My Comm. Expires Apr 11, 2026