Karen Johnson Davidson County
Batch # 1283593 DEEDWARRSP
06/09/2025 03:10:04 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20250609-0045299

Prepared by and after recordation, return to:
Rudy Title and Escrow, LLC
608 Shelby Ave.
Nashville, TN 37206

New Property Owner Address:	Send Tax Notices to:	Tax/Map Parcel No.
Stonegate Acquisitions LLC and AXA Properties, LLC 146 Southridge Drive Nashville, TN 37086	New Owners	115-01-0-040.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **FARIBORZ JON DAVACHI, MARRIED** ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **STONEGATE ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND AXA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("**Grantee**"), and Grantee's successors and assigns, certain land in **DAVIDSON** County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances, easements, and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

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

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public
My Commission Expires: 05/08/28

This is improved property located at **941 Plateau Parkway, Nashville, TN 37205.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee and Grantee's successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, and its successors and assigns to warrant and forever defend the title and quiet possession to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[*SIGNATURE PAGE TO FOLLOW ON NEXT PAGE*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 6th day of June, 2025.

Fariborz Jon Davachi

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FARIBORZ JON DAVACHI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this the 6th day of June, 2025.

Notary Public
My Commission Expires:
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Exhibit A

("Legal Description")

Land in Davidson County, Tennessee, being Lot No. 229 on the Plan of Addition to West Meade Hills of record in Plat Book 3600, Page 18, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Fariborz Jon Davachi by Warranty Deed from Dennis C. Lloyd and wife, Pamela S. Russell Lloyd of record in Instrument No. 20091207-0111864 Register's Office for Davidson County, Tennessee, dated November 21, 2009 and recorded on December 07, 2009.

Exhibit B

("Permitted Encumbrances")

- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3616, Page 584, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement for Sanitary sewer and storm drainage in Book 5011, Page 383, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.