Karen Johnson
Batch # 1289014
06/23/2025 03 57 26 PM
Fees $13 00 Taxes $2,653 64

Davidson County
DEEDWARR
2 pgs

20250623-0049309

Prepared By ~~and Return to:~~
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 25050141

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: U-PA-25-115

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $717,200.00.

Affiant

Subscribed and sworn to before me, this 20th day of June, 2025.

Notary Public
My Commission Expires: 05/08/28

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

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Dary Taheri and Mohammad Rahimi	SAME AS NEW OWNER	095-02-0-136.00
115 Cottage Lane		
Nashville, TN 37214		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Education Intelligence Inc , a Tennessee Corporation, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Dary Taheri, a married person, and Mohammad Rahimi, a married person, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

SURVEYOR'S DESCRIPTION (LOT 1, LOGUE PROPERTY SUBDIVISION)

Being a certain tract or parcel of land lying and being in Davidson County, Tennessee, in the City of Nashville, and being the property recorded as Instrument Number 201803260028233, in the Register's Office of Davidson County, Tennessee and is more particularly described as follows:

Being all of the property, Lot 1, Logue Property Subdivision as shown on survey or plat of same appearing of record in Book 6250, Page 288, Register's Office of Davidson County, Tennessee. Beginning at a Concrete Monument (O) with no cap where the rights-of-way of Cottage Lane and Lebanon Pike intersect, thence coincident with the east right-of-way of Cottage Lane North 1 degrees 11'05" West, 256 32 feet to a ½" Rebar (N) with Sexton Cap, this being a corner of Lot 2, Logue Property Subdivision (6250/288) and the northwest corner of the property herein described, thence leaving said right-of-way and coincident with Lot 2, Logue Property Subdivision for two calls: North 88 degrees 47'05" East, 353 25 feet to a ½" Rebar (N) with Sexton Cap, this being the northeast corner of the property herein described; South 1 degrees 11'16" East, 218.56 feet to a Concrete Monument (O) with no cap in the north right-of-way of Lebanon Pike, this being the southwest corner of Lot 2, Logue Property Subdivision and the southeast corner of the property herein described; thence leaving Lot 2, Logue Property Subdivision and coincident with the north right of Lebanon Pike for two calls: South 77 degrees 49'06" West, 332.25 feet to a Concrete Monument (O) with no cap, this being the southwest corner of the property herein described; North 48 degrees 01'06" West, 37.17 feet to the Point of Beginning containing 88,883.36 square feet or 2.04 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, 5125 Murfreesboro, TN 37129 on June 8, 2025.

Being the same property conveyed to Education Intelligence, Inc. by Warranty Deed from Barbara Schwartz and husband, Michael Schwartz of record in Instrument No. 20180326-0028233, in the Register's Office for Davidson County, Tennessee, dated March 19, 2018, and recorded on March 26, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property more commonly known as 115 Cottage Lane, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 18th day of June, 2025.

Education Intelligence Inc., a Tennessee Corporation

By: Keith Slattery
Its: Authorized Agent

State of NY
County of ULSTER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Keith Slattery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Education Intelligence Inc., a Tennessee Corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained

Witness my hand and official seal this 18th day of June, 2025.

Notary Public at Large
My Commission Expires: 4/4/27

EDWARD PAPA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02PA0005083
Qualified in Orange County
Commission Expires April 4, 2027