Karen Johnson Davidson County
Batch# 1292558 DEEDWARR
07/02/2025 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20250702-0052072

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $240,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of June, 2025.

Notary Public
My commission expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ada Lizette Rastegar	Wilson Bank & Trust	136-03-0A 011.00
4000 Anderson Road #11	207 Legends Drive	
Nashville, TN 37217	Lebanon, TN 37087	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHERINE ANGELICA GIBBONS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ADA L RASTEGAR AND ALLEN RASTEGAR, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Townhouse #11, Building No. 2 on the Plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Plat Book 4460, Page 88, and as established by Master Deed of record in Book 4651, Page 412, Clarification of Master Deed of record in Book 4943, Page 692, Amendments of record in Book 4979, Page 939, Book 5083, Page 417 and Book 5189, Page 671 and Bylaws of record in Book 8115, Page 838, Book 9089, Page 765 and Instrument No. 200508170097909, 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 Katherine Angelica Gibbons, an unmarried woman, by deed dated 04/27/2021, from Kirby Ann Reynolds, unmarried, of record in Instrument No. 20210429-0057750, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4000 Anderson Road #11, Nashville, TN 37217.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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 the 19th day of June, 2025.

Katherine Angelica Gibbons

STATE OF MN

COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine Angelica Gibbons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of June, 2025.

My commission expires: 1-31-30

Notary Public

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2030

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 23. 2025.

Affiant Signature

1st day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028