This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24363-DJ

Karen Johnson Davidson County
Batch# 1297093 DEEDWARR
07/14/2025 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250714-0055161

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 11th day of July, 2025.

Bria Sawyers
Notary Public
My Commission Expires: 3/26/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/26/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Our Lady of Guadalupe Catholic Church 3112 Nolensville Pike Nashville TN 37211	New Owner	119-14-0-307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ali Shahosseini, Trustee of Zabihollah Shahhosseini Living Trust dated November 24, 2020, and Ali Shahosseini,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Our Lady of Guadalupe Catholic Church,** hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 7 on the plan of Stump's Sunrise Heights Subdivision, as of record in Book 332, page 107, in the Register's Office for Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at a point on the northerly margin of Sunrise Avenue, 50 feet westwardly with said Avenue, 11.5 feet to the easterly margin of an alley; thence with said alley, northwestwardly 177.5 feet to a turn in said alley; thence northeastwardly 5 feet to the southerly margin of another alley; thence eastwardly with said alley 90 feet; thence southwardly 160 feet, more or less, to the beginning.

Being a portion of the property conveyed to Ali Shahosseini and Ali Shahosseini, Trustee of the Zabihollah Shahhosseini Living Trust u/a/d November 24, 2020 by Quitclaim Deed from Ali Shahosseini and Zabihollah Shahhosseini, as tenants in common, dated April 13, 2022, recorded April 29, 2022, of record in Instrument No. 20220429-0049655, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **326 Sunrise Avenue, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record. THIS CONVEYANCE IS ALSO SUBJECT TO THE CODE OF CANON LAW AND THE STATUTES AND NORMS OF THE CATHOLIC DIOCESE OF NASHVILLE, TENNESSEE.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 10 day of July, 2025.

GRANTOR:

Zabihollah Shahhosseini Living Trust dated November 24, 2020

By:_____
Ali Shahosseini, Trustee

_____
Ali Shahosseini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini, Trustee of Zabihollah Shahhosseini Living Trust dated November 24, 2020 and Ali Shahosseini, individually, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of the Zabihollah Shahhosseini Living Trust dated November 24, 2020, and that he in his capacity as such Trustee, and in his individual capacity, has executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10 day of July, 2025.

_____
Notary Public
My Commission expires: 3/3/26



202507140055161

I, Kirsten Virden, 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 7/11/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/11/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

