WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297178 DEEDWARR
07/14/2025 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250714-0055260

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/17/2028

(AFFIX SEAL)

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rafi Hadi Pakiza Miakhil	Wilson Bank & Trust	060 15 0 056.00
(NAME)	(NAME)	
2705B Dickerson Pike	105 N Castle Heights Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Mohammad Falahi, a single man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Rafi Hadi and Pakiza Miakhil, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 59, as shown on the map of Capital View Subdivision as of record in Plat Book 974, pages 52 and 53, Register's Office for said County.

Said part of said lot begins on the easterly side of Dickerson Road, thence in an easterly direction along a line called North 87° 54' west 212.2 feet to a point; thence in a northerly direction 162.8 feet to a point; thence in a westerly direction 180.9 feet to a point; thence along Dickerson Road in a southerly direction 200 feet to the point of beginning.
Being the same property conveyed to Mohammad Falahi, a single man by Warranty Deed from Michael H. Terry, dated 08/07/2018, of record in Instrument No. 20180813-0079552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2705B Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2641631
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10th day of July, 2025.

Falahi

Mohammad Falahi

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mohammad Falahi,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of July, 2025.

Notary Public:

My Commission Expires: 1.31.29

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 July 10, 2025.

Lissa Groom
Affiant
Date: July 10,2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10th day of July, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON