Karen Johnson Davidson County
Batch# 1300719 DEEDWARR
07/22/2025 02:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,692.75
20250722-0057892

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
25-0110

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,500.00

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of June, 2025

Notary Public

Commission Expires: 1/25/26

ED HUNSBERGER NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jose Emmanuel Giron 2705 Sparrowgap Trail Antioch, TN 37013	NEW OWNER	164-03-0E-014.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Zahra Azaram, a married woman and Avin Babanzadeh, a married woman, each a one half undivided interest

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Emmanuel Giron Giron, and Rumilda Guadalupe Rodriguez Miranda, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 14 on the Final Plat of Hamilton Church Manor, Phase 2, of record in Instrument No. 20220104-0001231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Zahra Azaram, married, by Quitclaim Deed from Abdolnaser Babanzadeh, married, dated 10/6/2023 and recorded 10/9/2023 in Instrument No. 20231009-0079278; and being the same property previously conveyed to Zahra Azaram and Abdolnaser Babanzadeh, wife and husband, as to an one-half undivided interest (the "Entirety Interest") and Avin Babanzadeh, a married woman, as to an one-half undivided interest (the "Individual Interest"), with the Entirety Interest, and Individual Interest, as they related to each other, being held as joint tenants with rights of survivorship, by Quitclaim Deed from Zahra Azaram, a married woman, and Avin Babanzadeh, a married woman, as joint tenants with rights of survivorship, dated 1/19/2023 and recorded 1/23/2023 in Instrument No. 20230123-0004986; and being the same property previously conveyed to Zahra Azaram, a married woman and Avin Babanzadeh, a married woman, as joint tenants with right of survivorship, by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware limited liability company, dated 12/29/2022 and recorded 1/3/2023 in Instrument No. 20230103-0000083, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2705 Sparrowgap Trail. Antioch, TN 37013
The above mentioned property was not now nor was it ever the primary residence of either Grantor(s) spouses

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

Dated this the 11th day of June, 2025.

Zahra Azaram
Zahra Azaram

_____
Avin Babanzadeh

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Zahra Azaram** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 11th day of June, 2025.

Kim Graves
Notary Public
My Commission Expires: 8-1-28

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Avin Babanzadeh** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this ____ day of June, 2025.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

This is improved property known as: 2705 Sparrowgap Trail, Antioch, TN 37013
The above mentioned property was not now nor was it ever the primary residence of either Grantor(s) spouses

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

Dated this the 11th day of June, 2025.

Zahra Babanzadeh

Avin Babanzadeh

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Zahra Babanzadeh** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this ____ day of June, 2025.

Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Avin Babanzadeh** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 11th day of June, 2025.

Kandice Eubanks
Notary Public
My Commission Expires: 6/28/28

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

(Notary Seal)

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4/11/25 (date of document).

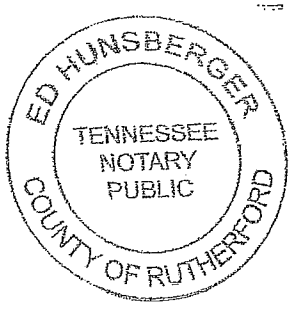
Affiant Signature

7/22/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of July, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26