WARRANTY DEED

Karen Johnson Davidson County
Batch# 1301938 DEEDWARR
07/24/2025 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250724-0058724

File #25-TL-1814-C

(SEAL)
SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July 2025.

Notary Public
MY COMMISSION EXPIRES: 3-20-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William B. Jones and Catherine Alexander	**New Owner**	
(NAME)	(NAME)	
1814 Cloverleaf Drive		**072 12 0 297.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 consideration, the receipt of which is hereby acknowledged,

TASLIMI BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM B. JONES, AN UNMARRIED MAN, AND CATHERINE ALEXANDER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 134 on the Plan of BURCHWOOD GARDENS, SECTION TWO, as of record in Plat Book 2900, Page 66, with the Register of Deeds for Davidson County, Tennessee, to which reference is hereby made, for a more complete description.

Being the same property conveyed to Taslimi Builders, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Jimmy H. Vaughn, a single man, of record in Instrument No. 20241017-0080384, in the Register's Office of Davidson County, Tennessee, dated October 16, 2024 and recorded on October 17, 2024.

Being the same property conveyed to Jimmy H. Vaughn, a single man, by Quitclaim Deed from Jimmy H. Vaughn and Bruce D. Dobbs, a married couple, of record in Instrument No. 20190211-0012740, in the Register's Office of Davidson County, Tennessee, dated February 10, 2019, and recorded on February 11, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of BURCHWOOD GARDENS, SECTION TWO, as recorded in Plat Book 2900, Page(s) 66.
* Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3000, Page 528.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X__ improved property known as: 1814 Cloverleaf Drive, Nashville, TN 37216.

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), their heirs and 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), 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/our hand(s) this the 23rd day of July, 2025.

Taslimi Builders, LLC, a Tennessee Limited Liability Company

By: _____
Ali Reza Taslimi, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Ali Reza Taslimi, Member of Taslimi Builders, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Taslimi Builders, LLC, the within named bargainor, a Limited Liability Company, and that such Ali Reza Taslimi, Member of Taslimi Builders, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 23rd day of July, 2025.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Certificate of Authenticity

I, Alicia Hamilton, 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

7/23/25.
Date

Affiant Signature

7/23/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23rd day of July, 2025.

Notary's Signature

My Commission Expires: 3-20-2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON