THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651234**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $499,990.00. Affiant Subscribed and sworn to before me, this 3rd day of July, 2025. Notary Public My Commission Expires: 3/3/26

DAVIDSON COUNTY CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Payam Nazeri and Aida Mortazavi 212 Muir Avenue Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 186 03 0A 143.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leonard Gene Primavera, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Payam Nazeri and Aida Mortazavi, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Final Plat BURKITT COMMONS, PHASE 2, of record in Plat at Instrument No. 20181116-0112828, in the Register's Office fur Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leonard Gene Primavera, married man, by Warranty Deed from David G. Jack and Michele A Jack. husband and wife, of record in Instrument No. 20210420-0052860, in the Register's Office of Davidson County, Tennessee, dated April 16, 2021 and recorded on April 20, 2021.

The aforementioned Warranty Deed, of record in Instrument No. 20181116-0112828, misstates Leonard Gene Primavera's marital status. Leonard Gene Primavera is not married nor has he ever been married.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURKITT COMMONS, PHASE 2, as recorded in Plat Instrument No. 20181116-0112828.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180202-0010924, as amended in Instrument No. 20190321-0025835 and Instrument No. 20210907-0119778 and Supplemented in Instrument No. 20191219-0131322.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170308-0022983.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20050908-0108101; Instrument No. 20170919-0095932; Instrument No. 20171030-0110845; Instrument No. 20171030-0110846; Instrument No. 20171030-0110866 and Instrument No. 20171030-0110871.

Easement for 20' wide Overhead, recorded in Instrument No. 20060816-0100824.

Easement recorded in Instrument No. 20050816-0096915.

Karen Johnson Davidson County
Batch# 1302834 DEEDWARR
07/28/2025 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.96
20250728-0059303

Sewage Soil Absorption System as set forth in instrument recorded in Book 4933, Page 801.

Charter for Burkitt Commons Homeowners Association recorded as Instrument No. 20180125-0008085.

Common Open Space Deed recorded as Instrument No. 20240426-0029185.

This is improved property located at 212 Muir Avenue Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 ~~27th~~ 25th day of June, 2025.

Leonard Primavera

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leonard Primavera, 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, at office, this ~~27th~~ 25th day of June, 2025.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24406-mc

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 7/25/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/25/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

