THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee COUNTY OF Davidson
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $1,095,000.00 Affiant Subscribed and sworn to before me, this 30th day of July, 2025. M. Armor Notary Public My Commission Expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1303676 DEEDWARR
07/30/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,051.50
20250730-0060317

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Tracy M. Webb, Cassidy Nabavi and Darius Nabavi 5960 Lickton Pike Goodlettsville, TN 37072	New Owner	Tax Parcel ID No. 172-06-0A-034.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAY G. CULVER AND CHRISTY J. CULVER, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TRACY M WEBB, A SINGLE WOMAN, AND CASSIDY NABAVI AND DARIUS NABAVI, WIFE AND HUSBAND,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND lying and situated in the 10th Civil District of Davidson County, Tennessee, known as Tract 8 of the Ronald L. Parrish and Lewis E. Toth Property, unrecorded, more fully described, to-wit:

BEGINNING at an iron pin, the most northwest corner of this tract and being the most northeast corner of Johnny Ray Brooks property; thence, S 82 deg. 33 mins. 31 secs. E 1214.07 feet to an existing iron pin, corner to William D. Patton; thence, with the line of said Patton, S 05 deg. 21 mins. 25 secs. W 210.00 feet to an iron pin set in the line of said Patton, said point being a common corner to Tract 7 this survey; thence with the line of said tract 7, N 81 deg. 57 mins. 39 secs. W passing an iron pin at 1139.19 feet, and in all a total of 1189.92 feet to an iron pin set in the line of said Johnny Ray Brooks; thence with the line of said Brooks, N 01 deg. 43 mins. 26 secs. W 200.00 feet to the beginning, containing 5.61 acres, more or less, according to a survey prepared by Ray G. Cole, Surveyor, License No. 924, dated October 2, 1991.

Starting on Tract 5 and continuing through tracts 6, 7 and 8, a 50 foot wide permanent right of way access and easement is granted as indicated on survey map by Cole Lane Surveying Re-Subdivision map dated October 2 1991, of the Ronald L. Parrish and Lewis E. Toth Property.

Being the same property conveyed to Jay G. Culver and Christy J. Culver, husband and wife by Deed dated September 16, 2022 from William E. Dillon and Sarah Dillon, husband and wife, recorded September 21, 2022, in Instrument Number 202209210104729, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **5960 Lickton Pike, Goodlettsville, TN 37072**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not

delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 30th day of July, 2025.

JAY G. CULVER

CHRISTY J. CULVER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAY G. CULVER AND CHRISTY J. CULVER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of July 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 09, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 30, 2025 (date of document)

Regina Sullo
Affiant Signature

July 30, 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 30 day of July, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

