PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1304367 DEEDWARR
08/01/2025 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $5,846.00
20250801-0061019

Ivey Title, LLC Ref: (DL) Title No.: 64137
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey Sloan Dokken Lillian Dokken 1231 Carl Seyfert Memorial Drive Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: 15902003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,580,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason L. Daniels and Negar S. Daniels, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeffrey Sloan Dokken and Lillian Dokken, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Galaxy Estates, of record in Book 4175, page 77, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Jason L. Daniels and Negar S. Daniels, husband and wife, by Warranty Deed from Felicia O. Vdoji, unmarried, dated January 12, 2021 and recorded on January 12, 2021, of record in Inst. No. 20210112-0005429, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025 and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 77, said Register's Office, shows minimum building setback lines and easements, to which Plan reference is made for a more complete description.

This is improved property, known as 1231 Carl Seyfert Memorial Drive, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2025.

Jason L. Daniels

Negar S. Daniels

State of Tennessee

County of Davidson

On this 30th day of July, 2025, before me the undersigned authority, personally appeared **Jason L. Daniels**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 31st day of July, 2025, before me the undersigned authority, personally appeared **Negar S. Daniels,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,580,000.00.

Affiant

Sworn and subscribed before me this 31st day of August, 2025.

Notary

My Commission Expires: _____

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

True Copy Certification

I, **Tammy Carney,** 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 this the 31 day of July, 2025.

Affiant Signature

Date 7.31.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

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