Prepared By & Return To:
Tennessee Title Service, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-25-2325

Karen Johnson
Batch # 1304412
08/01/2025 10:49:43 AM
Fees $13.00 Taxes $1,065.60
Davidson County
DEEDWARR
2 pgs
20250801-0061087

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of July, 2025

Notary Public

Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lida Mohammadkhah and Mohsen Bokharaeikashi 444 Tampa Drive Nashville, TN 37211	9217 Whitney LN Brentwood, TN 37027	133-12-0-091.00

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,

Raymond Vincent Gullette, Trustee of Gordan Gullette Irrevocable Trust dated July 25, 2024

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

Lida Mohammadkhah, and Mohsen Bokharaeikashi , wife and husband

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. 45 on the Plan of Windsor Park Subdivision of record in Plat Book 3600, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gordon G. Gullette and wife, Elfriede S. Gullette by Warranty Deed from Windsor Development Company of record in Book 4078, page 103, Register's Office for Davidson County, Tennessee, dated November 15, 1966 and recorded on November 16, 1966.

Being the same property conveyed to Elfriede S. Gullette by Quitclaim Deed from Gordon G. Gullette of record in Book 5464, page 195, Register's Office for Davidson County, Tennessee, dated July 11, 1979 and recorded on July 12, 1979.

Being the same property conveyed to Ray Gullette, Trustee of the Gordon Gullette Irrevocable Trust, dated July 25, 2024 by Quitclaim Deed from Gordon G. Gullette of record in Instrument No. 20240731-0057891 Register's Office for Davidson County, Tennessee, dated July 25, 2024 and recorded on July 31, 2024.

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: 444 Tampa Drive, Nashville, TN 37211

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 used, 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 29th day of July, 2025.

Gordan Gullette Irrevocable Trust dated July 25, 2024

By: Raymond Vincent Gullette, Trustee
Raymond Vincent Gullette, Trustee

STATE OF TEXAS
COUNTY OF Dallas

On this 29th day of July, 2025, before me personally appeared Raymond Vincent Gullette, Trustee of Gordan Gullette Irrevocable Trust dated July 25, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of July, 2025.

Notary Signature
My commission expires: 08/04/2025

