WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306756 DEEDWARR
08/07/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $8,417.50
20250807-0062895

File No. AD-25-10565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2004 Bakhtiari Family Trust	**New Owner Address**	
(NAME)	(NAME)	132-01-3C-001.00-CO
4626 Benton Smith Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joshua Kerr and Taylor Kerr, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE **2004 Bakhtiari Family Trust dated December 20, 2004**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. "A" Homes at 991 Greerland, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 991 Greerland, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200807-0088165 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua Kerr and Taylor Kerr by Warranty deed from McKenzie Construction, LLC of record in Instrument No. 20211129-0157409 Register's Office for Davidson County, Tennessee, dated 11/10/2021 and recorded on 11/29/2021. (Value of consideration shown in aforementioned deed $1,720,000.00.) Being also known as 991 Greerland Drive A Nashville, Tennessee 37204.

This is property more commonly known as 991 Greerland Drive, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 6th day of August, 2025.

Joshua Kerr

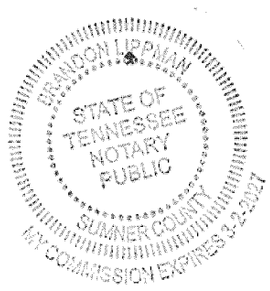
Taylor Kerr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2025, before me personally appeared Joshua Kerr and Taylor Kerr, 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 6th day of August, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I Adde Dilworth, 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 **August 6, 2025**.

Date

Affiant Signature — **August 6, 2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **6th** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)