WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2025.

Notary Public

My commission expires: 5/9/2026

(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1308750
08/12/2025 09:32:38 AM
Fees: $13.00 Taxes: $2,294.00

Davidson County
DEEDWARR
2 pgs

20250812-0063928

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Alexander Jafari and Christin Jafari	Pinnacle Bank	129-12-0-006-00
6314 Percy Drive	21 Platform Way S, Suite 2300	
Nashville, TN 37205	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Soroush Jafari and Jennifer Jafari, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Alexander Jafari and Christin Jafari, husband and wife

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. 195 on the Plan of Warner Park Valley, Section 1, of record in Plat Book 3600, Pages 12,13, & 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being all the same property conveyed to Soroush Jafari and Jennifer Jafari, husband and wife, by Warranty Deed dated February 24, 2025, from Estate of Eva Mae Pratt Evans of record in Instrument No. 20250227-0014542, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 129-12-0-006-00.

1. The Plan of record in Plat Book 3700, Pages 12, 13, & 14, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. Restrictive Covenants contained in instrument of record in Book 3466, Page 89, amended in Book 3534, Page 128, Book 3577, Page 511, and Book 3702, Page 465, said Register's Office. Note: Said restrictions are not applicable to portions thereof that have already expired.

This is improved property known as: 6314 Percy Drive, Nashville, TN 37205.

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(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this 11th day of August, 2025.

Soroush Jafari

Jennifer Jafari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Soroush Jafari and Jennifer Jafari, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2025.

Notary Public

My Commission Expires: 5/9/2026

