This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24627-CC

Karen Johnson Davidson County
Batch# 1309540 DEEDWARR
08/13/2025 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250813-0064434

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Kirsten Virden
Affiant

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

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-2028

| Address New Owners | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Bahram Heidari<br>Firoozeh Alibeiki<br>9473 Highland Bend Court<br>Brentwood, TN 37027 | New Owner | 118-8-049.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRH Property Management, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Bahram Heidari and Firoozeh Alibeiki, 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 all of Lot No. 358, Plan of Subdivision of Lot 'A' in Plan of Grandview Heights, according to survey and plat of same appearing of record in Book 161, page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to TRH Property Management, LLC, a Tennessee limited liability company by Warranty Deed from John Joseph Fox and spouse, Shirley Jane Fox, dated May 1, 2024, recorded May 2, 2024, of record in Instrument No. 20240502-0032109, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to John Joseph Fox and spouse, Shirley Jane Fox by Warranty Deed from Mary M. White, dated February 28, 2008, recorded March 5, 2008, of record in Instrument No. 20080305-0022089, said Register's Office.

This is improved property located at: **2322 Kline Avenue, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 8 day of August, 2025.

GRANTOR:

TRH Property Management, LLC,
a Tennessee limited liability company

By: _____
Hamid Toloogolzari, Member

By: F. Reshad
Firouzeh Reshad, Member

STATE OF Florida

COUNTY OF Walton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hamid Toloogolzari and Firouzeh Reshad, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of TRH Property Management, LLC, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 08 day of August, 2025.

CATRINA L CARROLL
Notary Public - State of Florida
Commission # HH 659297
My Comm. Expires Apr 28, 2029
Bonded through National Notary Assn.

Catrina L Carroll
Notary Public
My Commission expires: 4/28/2029



202508130064434

I, Kirsten Virden, 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 08/08/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/08/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

