This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24661-AP

Karen Johnson Davidson County
Batch# 1313752 DEEDWARR
08/22/2025 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $584.60
20250822-0067481

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $158,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of August, 2025.

Notary Public
My Commission Expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Music City Financial LLC 828 Royal Pkwy # 204 Nashville, TN 37214	New Owner	162-9-A-95.00

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, I/we, **Vajihollah Darravan and Iran Danesh, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Music City Financial LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his/her/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 T.H. No. 95 Bldg. 16 on the Plan of Hickory Valley Condominiums Phase 2, of record in Plat Book 4460, Page 133, Register's Office for Davidson County, to which plan reference is made for am ore complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums Phase 2, a horizontal property regime established by Master Deed of record in Book 4659, Page 32, amended in Book 4937, Page 429, said Register's Office.

Being the same property conveyed to Vajihollah Darravan and Iran Danesh, husband and wife by Warranty Deed from Spencer Craig Connatser and Sarah Connatser, husband and wife, dated July 1, 2019, recorded July 2, 2019, of record in Instrument No. 20190702-0064663, Register's Office for Davidson County, Tennessee.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

This is improved property located at: **5510 Country Drive, 95, 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 their 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 21st day of August, 2025.

GRANTOR:

Vajihollah Darravan

Iran Danesh

STATE OF UTAH
COUNTY OF Salt Lake

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vajihollah Darravan and Iran Danesh, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of August, 2025.

Notary Public
My Commission expires: 02/01/2027

VERONICA GARCIA
Notary Public - State of Utah
Comm. No. 729077
My Commission Expires on
Feb 1, 2027

202508220067481

Certificate of Authenticity

I, Holly A Mason, 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 8/22/25.

Affiant Signature

8/22/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of August, 2025

Notary's Signature

Notary Seal

My Commission Expires: 3-6-29