Karen Johnson Davidson County
Batch# 1313757 DEEDWARR
08/22/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20250822-0067491

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $175,000.00.

Affiant

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

Notary Public
My commission expires: 4/10/29

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Engauge Properties LLC 3668 Chesapeake Dr. Nashville, TN 37207	Engauge Properties LLC 5103 River Rock Blvd B4 Murfreesboro TN 37128	050-11-0 145.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEPIDEH KHANSARI, INDIVIDUALLY, AND SEPIDEH KHANSARI AND MILAD KHANSARI AND SHAHRZAD TOGHRAIE, HEIRS AT LAW OF AHAMD KHANSARI,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ENGAUGE PROPERTIES LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Timberwood Estates, Section Two, of record in Plat Book 6250, Page 882, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ahmad Khansari and Sepideh Khansari, by deed dated 11/21/2013, from Leland D. Watts, married, of record in Instrument No. 20131125-0120858, as corrected in Instrument No. 20140108-0002037, Register's Office for said County.

The said Ahmad Khansari having died intestate on July 12, 2023. See Affidavit of Heirship of record in Instrument 202508220067489 said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3668 Chesapeake Dr., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21st day of August, 2025.

Sepideh Khansari

Milad Khansari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sepideh Khansari, and Milad Khansari, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 2025.

My commission expires: 1-22-2029

Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shahrzad Tograie by [signature], Attorney in fact
Shahrzad Tograie By Sepideh Khansari, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 21st day of August, 2025, before me, the undersigned Notary Public in and for said County and State, personally appeared Sepideh Khansari with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shahrzad Tograie, by Specific Power of Attorney dated 202508220067490, and who acknowledged that he executed the same as the free act and deed of Shahrzad Tograie.

Witness my hand and official seal this 21st day of August, 2025.

My Commission Expires: 1-22-2029

Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amy K Gentry, do hereby make oath that I am 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 8/21/25 (date of document).

Affiant Signature

8/22/25
Date

State of Tennessee
County of Rutherford

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

Eileen Smith
Notary
Commission Expires: 8/24/26

Notary's Seal

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY