Karen Johnson Davidson County
Batch# 1314624 DEEDWARR
08/26/2025 07:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20250826-0068000

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of August, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

ADELAIDA E. D. WORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

2025-08-3238

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Hamed Heirati 228 Old Tusculum Road Antioch, TN 37013	NEW OWNER **715 Ashlawn Place** **Nashville, TN 37211**	Map/Parcel 162-06-0-026.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald Maurice Young and Mitzi Young, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Hamed Heirati, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that 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. 14 on the Plan of Tusculum Circle Section 2 of record in Plat Book 3842, Page 254, in the Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Donald Maurice Young and Glen E. Young and Betty R. Young each owning a one third interest as joint tenants with rights of survivorship by Warranty Deed from Elise Fisher, unmarried of record in Book 9099, Page 631, Register's Office for Davidson County, Tennessee, dated September 27, 1993 and recorded on October 01, 1993.

Being the same property conveyed to Donald Maurice Young and Mitzi Young, husband and wife as tenants by the entirety by Quitclaim Deed from Donald Maurice Young, Joined by his spouse, Mitzi Young, and his parents, Glen E. Young and Betty R. Young, husband and wife, each owning a one-third interest as joint tenants with rights of survivorship of record in Instrument No. 20051202-0144737 Register's Office for Davidson County, Tennessee, dated November 04, 2005 and recorded on December 02, 2005.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 228 Old Tusculum Road, Antioch, TN 37013.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said

GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 25 day August, 2025.

Donald Maurice Young

Mitzi Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of August, 2025, before me personally appeared Donald Maurice Young and Mitzi Young, 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 25th day of August, 2025.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Certificate of Authenticity

I, Christen Rabe, 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 25, 2025**.

Date

Christen Rabe

Affiant Signature

8/25/25

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027