WARRANTY DEED

Karen Johnson Davidson County
Batch# 1324093 DEEDWARR
09/18/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20250918-0074720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0925-040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Fardin Mohammadi and Mariam Hashimi	Fardin Mohammadi and Mariam Hashimi	181-00-0-221.00 and 181-00-0-235.00
(NAME)	(NAME)	
6133 Pettus Road and 0 Pettus Rd, Antioch, TN 37013	6133 Pettus Road and 0 Pettus Rd, Antioch, TN 37013	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM M STINSON AND DELIA H STINSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FARDIN MOHAMMADI AND MARIAM HASHIMI, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
Parcel ID: Part of 181-151 and 181-153 5 acres (unimproved property off Pettus Road) nka 181-00-0-235.00

Beginning in the northerly line of the Charles Ferrell property as recorded in Book 7779, Page 669, said point being the southwest corner of the William M. and Delia H. Stinson property as recorded in Book 9499, Page 200; thence along Ferrell's northerly line, N 89 deg. 11' 24" W, 95.65 feet; thence crossing the Phillip L. Stinson property as recorded in Book 5391, Page 788, N 03 deg. 59' 11" E, 143.60 feet to the northerly line of said property; thence N 86 deg. 09' 21" W, 603.47 feet; thence crossing the Phillip L. Stinson property as recorded in Book 6971, Page 279, N 03 deg. 59' 10" E, 364.33 feet to the northerly line of said property; thence S 86 deg. 00' 50" E, 424.42 feet; thence along the lines of James W. Bakke as recorded in Book 9797, Page 255, S 03 deg. 59' 10" W, 176.93 feet; thence S 84 deg. 29' 33" E, 274.32 feet; thence along the aforementioned William M. Stinson line S 03 deg. 55' 36" W 316.93 feet to the point of beginning and containing 5.00 acres.

Being the same property conveyed to William M. Stonson and wife, Delia H. Stincon by Quitclaim Deed of record in Book 11266,

Page 893, of the Register's Office of Davidson County, Tennessee.

TRACT 2:
LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE WESTERLY MARGIN OF PETTUS ROAD, SAID IRON ROD BEING N 33 DEGREES 28 MINUTES 41 SECONDS E, 1103.63 FEET ALONG SAID MARGIN FROM THE NORTHERLY LINE OF THE ELMO POTTS PROPERTY RECORDED IN BOOK 4037, PAGE 359, R.O.D.C, TN: THENCE LEAVING PETTUS ROAD N 81 DEGREES 04 MINUTES 33 SECONDS W, 1292.50 FEET; THENCE N 89 DEGREES 11 MINUTES 24 SECONDS W, 342.44 FEET;THENCE N 03 DEGREES 55 MINUTES 36 SECONDS E, 316.93 FEET; THENCE S 84 DEGREES 29 MINUTES 33 SECONDS E, 225.89 FEET; THENCE S 39 DEGREES 29 MINUTES 33 SECONDS E, 70.7 FEET; THENCE S 82 DEGREES 33 MINUTES 33 SECONDS E, 1505.90 FEET TO THE AFOREMENTIONED MARGIN OF PETTUS ROAD;THENCE S 33 DEGREES 28 MINUTES 31 SECONDS W, 300.00 FEET TO THE POINT OF BEGINNING AND
CONTAINING 10.22 ACRESTHIS BEING THE SAME PROPERTY IN DAVIDSON COUNTY RECORDERS OFFICE.MAP/ GROUP/PARCEL NO. 181 00 0 221.00

BEING a portion of the same property conveyed by Quit Claim Deed from William M Stinson and Delia H. Stinson to William M. Stinson and Delia H. Stinson, each a 1/2 undivided interest as tenants in common, recorded March 19, 2024, as Instrument No. 20240319-0018671 in Davidson County, Tennessee Register of Deeds.

Commonly Known As: 6133 Pettus Road and 0 Pettus Rd, Antioch, TN 37013, Antioch, TN 37013

unimproved ☑
This is improved ☐ property, known as 6133 Pettus Road and 0 Pettus Rd, Antioch, TN 37013, Antioch, TN 37013

(House No.)(Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 12 day of September, 2025.

William M Stinson

Delia H Stinson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12 day of Sept, 20 25, before me personally appeared William M Stinson and Delia H Stinson, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 10/17/2026

ILISA SHARON STILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires October 17, 2026

Certificate of Authenticity

I, Danielle Watson, 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 9/15/25.

Date

D Watson

Affiant Signature

9/15/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 15th day of September, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029