**Prepared By and Return to:**
CROWN TITLE CORPORATION
1 SANFORD AVENUE
BALTIMORE, MD 21228

**Tax Mailing Address:**
HELEN TAHRIRI &
ALIREZA FARHANGI
8113 WARBLER WAY
BRENTWOOD, TN 37027

**Parcel ID/PIN#**
186-04-0A-019-00

**For Recorder's use only:**

Karen Johnson Davidson County
Batch# 1327285 DEEDWARRSP
09/26/2025 11:41:30 AM 5 pgs
Fees: $28.00 Taxes: $1,646.50
20250926-0076924

**CATS ID: 24-FBI-005037**
**Actual Consideration: $445,000.00**

# SPECIAL WARRANTY DEED

*KNOW ALL PERSONS BY THESE PRESENTS*, that on this 3rd day of September, 2025,

the ***UNITED STATES OF AMERICA,*** acting through the UNITED STATES MARSHALS SERVICE, whose address is: Asset Forfeiture Division, 9th FL, U.S. Marshals Service, Washington, DC 20530-0001, (hereinafter "Grantor");

for and in ***CONSIDERATION*** of the sum of $445,000.00 to said Grantor in hand, the receipt of which is hereby acknowledged; *HEREBY* does grant, bargain, sell and convey without general warranties of title; unto

***Helen Tahriri and Alireza Farhangi,*** having the address of 8113 Warbler Way, Brentwood, Tennessee 37027 (hereinafter "Grantee"), as tenants in common in equal shares, their respective personal representatives, heirs and assigns, the following described property, together with all improvements and appurtenances thereto, to wit:

***SEE EXHIBIT "A" FOR LEGAL DESCRIPTION OF PREMISES CONVEYED***

Address: ***8012 Canonbury Drive, Nolensville, Tennessee 37135***
PIN: ***186-04-0A-019-00***

*BEING* the same property forfeited to the United States of America by Final Order of Forfeiture as to Substitute Property, filed April 8, 2025, in the Case styled ***United States of America v. Melissa Ann Goodwin, Case No. 3:22-CR-00024,*** decided in the United States District Court for the Middle District of Tennessee, Nashville Division, and recorded on April 14, 2025, as Instrument No. 20250414-0028238, in the Official Records of Davidson County, Tennessee.

*TOGETHER* with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By Laws of the Condominium, if any;

*AND* subject to zoning and other rules, regulations, ordinances, restrictions, covenants, conditions, easements and other matters of record;

***THE GRANTOR COVENANTS TO SPECIALLY WARRANT TITLE***, with limited warranty covenants only, to the Property hereby conveyed to the Grantee, as tenants in common in equal shares, their respective personal representatives, heirs and assigns, that the granted premises are free from all encumbrances made by the Grantor, and that it does warrant and defend the same to the Grantee and their respective personal representatives, heirs and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

*IN WITNESS WHEREOF,* Grantor has executed this Special Warranty Deed on the day and year first above written.

UNITED STATES OF AMERICA by the
United States Marshals Service

By: _____

Printed
Name: Rany Sin-Sok

Title: Realty Specialist

**STATE OF VIRGINIA**

**SS**

**COUNTY OF ARLINGTON**

The foregoing instrument was acknowledged before me, a Notary Public in and for said County and State by means of X physical presence or ___ online notarization, this 3rd day of September, 2025, personally appeared before me the above named UNITED STATES OF AMERICA, by Rany Sin-Sok as Realty Specialist, of the United States Marshals Service, who is personally known to me or who produced _____ as identification and who acknowledged that he/she did sign the foregoing instrument and the same is the free act and deed of said United States of America and of him/her personally and as such officer of said United States Marshals Service.

In testimony whereof I have set my hand and official seal at Arlington, VA, this 3rd day of September, 2025.

_____
Notary Public Signature

[Notary Seal]

My Commission Expires: 12/31/2026

THAVRY SINN
NOTARY PUBLIC
REGISTRATION # 7910758
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2026

**EXHIBIT "A"**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 204 on the Final Plat of Burkitt Place, Phase 1-A, Section 1, of record as Instrument No. 20060315-0029572 as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20060427-0048557 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of the property.

Address: ***8012 Canonbury Drive, Nolensville, Tennessee 37135***
PIN: ***186-04-0A-019-00***

STATE OF Maryland
COUNTY OF Baltimore

The actual consideration or true value, whichever is greater for this transaction is $445,000.00.

Affiant

Subscribed and sworn to before me on this the 22nd day September, 2025.

Notary Public

My Commission Expires: 8.9.28

SEAL

CYNTHIA IRVINE FROST
Notary Public
Anne Arundel County
Maryland
My Commission Expires
August 9, 2028

**Tennessee Certification of Electronic Document**

I, Matthew McComas, 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 September 22, 2025 (date of document).

Affiant Signature

9/24/25

Date

State of Maryland

County of Baltimore

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

Notary's Signature

CYNTHIA IRVINE FROST
Notary Public
Anne Arundel County
Maryland
My Commission Expires
August 9, 2028

NOTARY'S SEAL

MY COMMISSION EXPIRES: 8-9-28