Karen Johnson Davidson County
Batch# 1327779 DEEDWARR
09/29/2025 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20250929-0077215

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $409,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of September, 2025.

Notary Public
My commission expires: 12-19-28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
The Hernandez Family Trust 1016 N Graycroft Ave. Madison, TN 37115	Waterstone Mortgage Corporation 200 Prosperity Place Knoxville, TN 37923	033-16-0 025.00

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, **MONALIZA SAFARIAN, MARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **Hernandez Family Trust Dated September 22, 2021 and Joshua Hernandez and Rebecca Hernandez, husband and wife**., 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. 155 on the Plan of Section Two, Primrose Acres, of record in Plat Book 2900, page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Monaliza Safarian, by deed dated 05/19/2017, from Luz L. Castro-Maderal, unmarried, of record in Instrument No. 20170524-0051783, Register's Office for said County. The said Armen Safarian is joing in this conveyance to convey any an all marital interest they may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1016 N Graycroft Ave., Madison, TN 37115.

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 23rd day of September, 2025.

Monaliza Safarian

Armen Safarian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

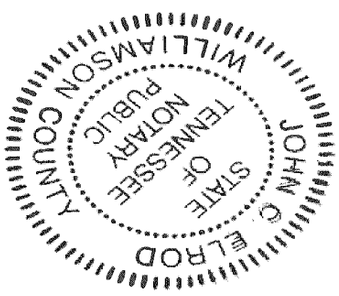
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Monaliza Safarian and Armen Safarian, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes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

Witness my hand and official seal this 23rd day of September, 2025.

My commission expires:

7/17/2028

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Sept. 23. 2025.

Affiant Signature

29th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028