Karen Johnson Davidson County
Batch# 1332030 DEEDWARR
10/08/2025 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20251008-0080414

WARRANTY DEED

(SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: 11/15/28

File #25-TC-2506-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reza Makhdoomi and Mandana Azhdarinassab	NEW OWNER	
(NAME)	(NAME)	**117 02 0 024.00**
2506 Sharondale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PETER WOJTKIEWICZ AND JACQUELINE WOJTKIEWICZ, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

REZA MAKHDOOMI, AND MANDANA AZHDARINASSAB, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 2 on the Plan of SHARONDALE SUBDIVISION, of record in Plat Book 3500, Page 127, in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Beginning at a point in the Northeasterly margin of Sharondale Drive at the corner of lots Nos. 1 and 2; thence with the line between said lots, Northeasterly 164.35 feet to the line of Lot No. 3; thence with the line between Lots 2 and 3 Northwesterly 61.85 feet to the Southeasterly margin of Woodlawn Drive; thence with the margin of the same, Southwesterly as follows: 57.52 feet to a concrete monument; 60.33 feet to a concrete monument; 27.06 feet to a concrete monument at the beginning of curve; thence around said curve in a Southerly direction 45.56 feet to the margin of Sharondale Drive thence with the margin of same, Southeasterly 67.80 feet to the Point of Beginning.

Being the same property conveyed to Peter Wojtkiewicz and Jacqueline Wojtkiewicz, Husband and Wife, by Warranty Deed from Laura Harris, unmarried, of record in Instrument No. 20211118-0153536, in the Register's Office of Davidson County, Tennessee, dated November 12, 2021, and recorded on November 18, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARONDALE SUBDIVISION, as recorded in Plat Book 3500, Page(s) 127 as amended in Book 3871, Page 129.
* Easement for Right-of-Way, recorded in Book 4793, Page 84.
* Charter for Sharondale Townhomes Homeowners' Association, Inc. recorded as Instrument No. 20140331-0026515.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 2506 Sharondale Drive, Nashville, TN 37215.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th day of October, 2025.

Peter Wojtkiewicz

Jacqueline Wojtkiewicz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2025, before me personally appeared Peter Wojtkiewicz, 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 6th day of October, 2025.

Notary Signature
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2025, before me personally appeared Jacqueline Wojtkiewicz, 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 6th day of October, 2025.

Notary Signature
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

Certificate of Authenticity

I, Joshua A. Terry, 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 10/06/2025.

Affiant Signature – Joshua A. Terry

10/08/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/08/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON