WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/04/27 (AFFIX SEAL)

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/04/2027 COUNTY OF DAVIDSON

B-ELAM-25-4533

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Mitchell Lopez	Mortgage Research center	
(NAME)	(NAME)	
4533 Brooke Valley Dr	1400 Forum Blvd suite 18	087 13 0 050.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Columbia MO 65203	
(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, **AZITA TAVAKOLI-DEHAGHI, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MITCHELL LOPEZ, A SINGLE MAN,** 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:

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

Being Lot No. 176 on the Plan of Section Two, Valley Grove of record in Plat Book 5200, Page 489, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Azita Tavakoli-Dehaghi, a single woman, by Quitclaim Deed from Mansoor Tavakoli-Dehaghi, a single man, of record in Instrument No. 20230824-0066357, in the Register's Office of Davidson County, Tennessee, dated August 15, 2022, and recorded on August 24, 2023.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, VALLEY GROVE, as recorded in Plat Book 5200, Page(s) 489.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6011, Page 300and Book 6096, Page 283.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4533 Brooke Valley Dr, Hermitage, Tennessee 37076**.

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.

Karen Johnson Davidson County
Batch# 1332206 DEEDWARR
10/09/2025 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20251009-0080649

Witness my/our hand(s) this the 7 DAY OF OCTOBER, 2025.

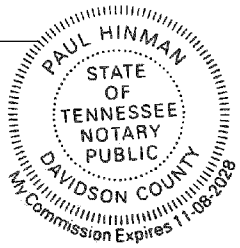
Azita Tavakoli-Dehaghi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AZITA TAVAKOLI-DEHAGHI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 October 7 2025.

Signature

October 7 2025

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 7 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON