RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch # 1335340 DEEDWARR
10/17/2025 09 54 27 AM 2 pgs
Fees $13 00 Taxes $1,076 70

20251017-0082854

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF October 2025

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lida Mohammadkhah and Mohsen Bokharaei Kashi	NEW OWNER	
(NAME) 9217 Sydney Lane	(NAME)	133 11 0 090 00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I/WE, CLINTON LESLIE HOBBS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIDA MOHAMMADKHAH AND MOHSEN BOKHARAEI KASHI, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 70 on the Plan of VALLEY VIEW MEADOWS, SECTION 2, of record in Plat Book 3600, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 76.93 feet on the Northerly margin of Elysian Fields Road and runs back between lines, 126.28 feet on the Easterly line and 131.55 feet on the Westerly line to a dead line in which it measures 84.29 feet.

Being the same property conveyed to Ruth Talley Allison, a single person, as to a life estate and Lena Catherine Allison Hobbs, as to the remainder, by Quitclaim Deed from Ruth Talley Allison, a single person, of record in Book 11300, Page 763, in the Register's Office for Davidson County, Tennessee, dated December 28, 1998 and recorded on January 19, 1999. The said Ruth Talley Allison died on November 21, 2008, then Lena Catherine Allison Hobbs died Testate on June 13, 2025. Clinton Leslie Hobbs is the devisee under the Last Will and Testament of Lena Catherine Allison Hobbs probated under Docket No. 25P1637, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Ruth Talley Allison, by Warranty Deed from Stephen W. Marsh and wife, Genelle Marsh, of record in Book 4804, Page 554, in the Register's Office of Davidson County, Tennessee, dated April 10, 1974 and recorded on April 11, 1974.

Clinton Leslie Hobbs as Executor joins in to convey any interest the Estate may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 302 Elysian Fields Rd, Nashville, TN 37211
(House Number) (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 my hand this 16 day of OCTOBER, 2025

Clinton Leslie Hobbs
CLINTON LESLIE HOBBS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clinton Leslie Hobbs, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 16 day of October, 2025

Commission expires

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/22/29

John Gregory Hardeman
Notary Public

Clinton Leslie Hobbs
CLINTON LESLIE HOBBS, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Clinton Leslie Hobbs with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Lena Catherine Allison Hobbs, and who further acknowledged that he is authorized to execute the within instrument as Executor of said Estate

Witness my hand and official seal this 16 day of October, 2025

Commission expires

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/22/29

John Gregory Hardeman
Notary Public

MO2025-1204