(1) mail→

Bridgehouse T
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 25105249X

MISTY M. THOMSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-17-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2025

Notary Public
My Commission Expires _____

Karen Johnson
Batch # 1341392
11/03/2025 08 38 36 AM
Fees $13 00 Taxes $1,202 50

Davidson County
DEEDWARR
2 pgs

20251103-0087008

WARRANTY DEED

Address New Owner.	Send Tax Bills To	Tax Information:
Mohammad Azamtarrahian 504 Killean Court Nashville TN 37209	~~New Owner~~ Guaranteed Rate, Inc 3940 N. Ravenswood Ave. Chicago, IL 60613	Tax Parcel ID No 091-05-0A-016.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gabriel J. Wateski also known as Gabriel Hansen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mohammad Azamtarrahian, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot(s) 16 , as shown on the map entitled Second Revision - Final Plat Sylvan Heights Phase Two, of record as Plat Book 7900, page 216 and corrected in Book 8308, page 122 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GABRIEL J WATESKI, AN UNMARRIED MAN, by deed from WARREN DAVID AND LACEY M DAVID, HUSBAND AND WIFE, of record in Instrument No 20170301-0020025, dated February 24, 2017, said Register's Office.

Julianne Staley Hansen joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise

Gabriel J Wateski and Gabriel Hansen being one and the same person

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 091-05-0A-016 00 CO.

Restrictions of record in Book 7732, page 757, Register's Office for Williamson County, Tennessee

Charter of record in Book 7601, page 632, Register's Office for Williamson County, Tennessee

Deeds of conveyance for water main and sanitary sewer of record in Book 8204, page 281 and Book 8204, page 219, Register's Office for Williamson County, Tennessee

Matters shown on the Plan of record as Plat Book 7900, page 216 and corrected in Book 8308, page 122 , said Register's Office

Restrictive Covenants contained in instrument of record as Book 7568, page 400, amended in Book 7888, page 831 and Book 8268, page 626, said Register's Office.

Storm Water Detention Agreement of record in Book 7497, page 42, said Register's Office

This is improved property located at 504 Killean Court Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2025.

Gabriel J. Wateski
AKA Gabriel Hansen

Julianne Staley Hansen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gabriel J. Wateski also known as Gabriel Hansen and Julianne Staley Hansen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2025.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____