Return to
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17835

WARRANTY DEED

Karen Johnson
Batch # 1349727
11/21/2025 10 13 44 AM
Fees $13 00 Taxes $1,850 00

Davidson County
DEEDWARR
2 pgs

20251121-0093149

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF NOVEMBER, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/21/2028

CASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3518LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
BARZAN HAMAKHAN HAWRAMY AND AZHIN HABIB HAWRAMY	SWBC Mortgage	
241 Cross Timbers Drive	9311 San Pedro #100	
Nashville, TN 37221	San Antonio TX 78216	128 14 0 188 00

FOR AND IN 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, WE, **THE YIYUAN AND HUAIHE QIAN TRUST DATED APRIL 21, 2012** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARZAN HAMAKHAN HAWRAMY AND AZHIN HABIB HAWRAMY, HUSBAND AND WIFE** 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.

Land in Davidson County, Tennessee, Being Lot No. 94 on the Plan of Harpeth Park, Section 4, of record in Book 4300, Page 52, Register's Office for said County, to which plan reference is hereby made for more complete description thereof.

Being the same property conveyed to The Yiyuan and Huaihe Qian Trust dated April 21, 2012, by Quitclaim Deed from Yiyuan R. Qian and Huaihe M. Qian, dated April 25, 2012, and recorded April 26, 2012, of record in Instrument No 20120426-0035842, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Yiyuan Qian and Huaihe M Qian, by Warranty Deed from Sherry J. Chambers and Helen F. Moyers, dated August 23, 1996, and recorded August 27, 1996, of record in Book 10168, Page 435, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As 241 Cross Timbers Drive, Nashville, Tennessee, 37221
TAX PARCEL ID/APN: 128 14 0 188 00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records,

(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1 Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 4300, Page 52, of the Public Records of Davidson County, Tennessee Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Book 4411, Page 666, said document being amended by instrument recorded in Book 4488, Page 454, all of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s) (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons

This is Improved property known as 241 Cross Timbers Drive, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 13th day of November, 2025

The Yiyuan and Huaihe Qian Trust dated April 21, 2012

Huaihe M Qian, Trustee

Yiyuan R Qian, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Huaihe M Qian and Yiyuan R Qian, Trustees of The Yiyuan and Huaihe Qian Trust dated April 21, 2012, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in their capacity as Trustees of said Trust and that by their signature on the instrument, the Trustees, and the Trust acting through the Trustees, executed the instrument

☐ *"Personally appeared" shall mean Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 13th day of November, 2025

Notary Public

My Commission Expires

