Karen Johnson Davidson County
Batch# 1351792 DEEDWARR
12/01/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20251201-0094929

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2025

Notary Public

File No. EM-25-11502

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elias Kiameh and Kasey Kiameh	NEW OWNER	
(NAME)	(NAME)	090-12-4C-002.00-CO
636B Westboro Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Sydney Leer, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elias Kiameh and Kasey Kiameh, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 636 Westboro Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 636 Westboro Drive, a Horizontal Property Regime, of record in Instrument Number 20190911-0092089, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration.

Being the same property conveyed to Sydney Leer, a single woman by Warranty Deed from Select Home Solutions Group, LLC, a Mississippi Limited Liability Company of record in Instrument No. 20240417-0027251 Register's Office for Davidson County, Tennessee, dated April 16, 2024 and recorded on April 17, 2024.

Matthew Gage Fisher, spouse of Sydney Leer, hereby joins in this conveyance to convey any and all right, title, and interest he may have in the property.

This is property more commonly known as 636B Westboro Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 our hand this 26th day of November, 2025.

Sydney Leer

Matthew Gage Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 2025, before me personally appeared Sydney Leer and Matthew Gage Fisher, 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 26th day of November, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/26/2025.

Date

Affiant Signature

11/26/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of November, 2025.

Notary's Signature

My Commission Expires: Jan 31st 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON