Karen Johnson Davidson County
Batch# 1352124 DEEDWARR
12/02/2025 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20251202-0095393



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Subscribed and sworn to before me, this 20 day of November, 2025.

Notary Public
My commission expires: 12.2.28

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Fakhri Safi	**New Owner**	**114080C06200CO**
1211 Erin Lane		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The Sanders Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fakhri H. Safi, married man

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, being Unit No. 59, Plan of WestPark, Phase Two, as established by Master Deedfor West Park HomeownersAssociation, Inc, of record in Instrument No. 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restriction, and By-Laws for West Park HomeownersAssociation, Inc, of record in Instrument No. 20041221-0151636, on a plan of WestPark, Phase Two, of record in Instrument No. 20041112-0136248, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The Sanders Family Trust, by Quitclaim Deed from Rebecca Sanders and Kenneth W. Sanders, wife and husband, dated August 4, 2025, of record in Instrument No. 20250828-0068880, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rebecca A Nergenah and Kenneth W Sanders, wife and husband, by Warranty Deed from
Radner Law Firm, PC and Hans C Schmidt, Co-Trustees of the William T Schmidt Revocable Living Trust, dated April 15, 2015, of record in Instrument No. 20150423-0036339, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Rebecca A Nergenah is now known as and is one and the same person as Rebecca Sanders.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restriction Amendment of record in Instrument No. 20060202-0013378, said Register's Office.

Subject to the lien of 2026 and subsequent years property taxes, not yet due or payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 7277 Charlotte Pike Unit 256, Nashville, TN 37209.

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 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.

Date: 11/20/25

The Sanders Family Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The Sanders Family Trust and that she is authorized by The Sanders Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 20 day of November, 2025.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

NOTARY PUBLIC

My Commission Expires: 10/4/27

Certificate of Authenticity

I, Danielle Watson, 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 11/20/25.
Date

D. Watson
Affiant Signature

11/20/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 20th day of November, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029