Karen Johnson Davidson County
Batch# 1357242 DEEDWARR
12/12/2025 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.93
20251212-0098919

Warranty Deed

KATHERINE COOPER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2029 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $540,250.00. Affiant Subscribed and sworn to before me, this the 10th day of December, 2025. Notary Public My commission expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Meelad Alinaghian	FirstBank	091-06-0P-008.00-CO
5521 Kentucky Avenue	722 Columbia Avenue	
Nashville, TN 37209	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATALIE STIGERS NKA NATALIE VARN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEELAD ALINAGHIAN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 8 on the Plan of Kenrow, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions for Kenrow, a Horizontal Property Regime with Private Elements, of record in Instrument\ No. 20150414-0032912, Register's Office for Davidson County, Tennessee and First Supplemental in Instrument No. 20160205-0011226, said Register's Office, including without limitation the Bylaws appended thereto, said Register's Office, Reference is hereby made to the Plan of Kenrow as shown on Exhibit "C" to the Declarations of record in Instrument No. 20150414-0032912, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Natalie Stigers, a single woman by Warranty Deed from Carbine & Associates, LLC a Tennessee limited liability company of record in Instrument No. 20160718-0073710 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 18, 2016. Natalie Stigers being now known as Natalie Varn.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 5521 Kentucky Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

5M NV

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~10th~~ day of December, 2025.

Natalie Varn

Natalie Varn

STATE OF KENTUCKY
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Natalie Varn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of December, 2025.

Rebecca Peyyala

Notary Public

My Commission Expires: 04/14/2026.

REBECCA PEYYALA
Notary Public - State at Large
KENTUCKY - Notary ID # KYNP49045
My Comm. Expires 04-14-2026

William Drake Varn, spouse of Natalie Varn, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

William Drake Varn

William Drake Varn

STATE OF KENTUCKY
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Drake Varn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of December, 2025.

Rebecca Peyyala

Notary Public

My Commission Expires: 04/14/2026.

REBECCA PEYYALA
Notary Public - State at Large
KENTUCKY - Notary ID # KYNP49045
My Comm. Expires 04-14-2026

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 12/10/2025.

John Cobb Rochford

Date: 12/10/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 12/10/2025.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29