Karen Johnson Davidson County
Batch# 1360919 DEEDWARR
12/22/2025 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20251222-0101619

This Instrument Prepared By:
C. WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

WARRANTY DEED

GRANTOR: Patricia L. Burgart

GRANTEE: Summer Simmons and Pasha Ateshkari

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY THOUSAND AND 00/100 AND 00/100 **($370,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **Patricia L. Burgart, a single person,** has bargained and sold and does hereby bargain, sell, convey, and confirm unto **Summer Simmons and Pasha Ateshkari, wife and husband,** the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Riverpoint, Section Two, Revision of Lots 6-12 and 16-22 of record in revised in Plat Book 7900, Page 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia L. Burgart, a single person by Warranty Deed from Gatha N. Wilson, a single person of record in Instrument No. 20040301-0022808 Register's Office for Davidson County, Tennessee, dated February 23, 2004 and recorded on March 01, 2004.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Summer Simmons and Pasha Ateshkari, wife and husband,** her heirs and assigns forever. And I do covenant with the said **Summer Simmons and Pasha Ateshkari, wife and husband,** that I am lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And I do further covenant and bind myself, my successors, and assigns, to warrant and forever defend title to said land to **Summer Simmons and Pasha Ateshkari, wife and husband,** her heirs and assigns against lawful claims of all persons whomsoever.

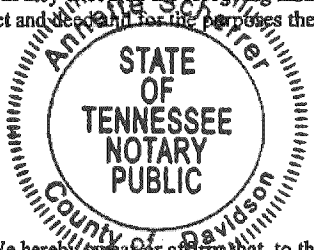
WITNESS OUR HANDS THIS 17 DAY OF December, 2025.

Patricia L. Burgart

Patricia L. Burgart

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 17 day of December, 2025 before me, personally appeared Patricia L. Burgart to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.



Notary Public
My Commission Expires: 1-22-29

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($370,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 17 day of December, 2025.

Notary Public
My Commission Expires: 1-22-29



Map/Parcel ID: 096-01-0A-022.00-CO

PROPERTY ADDRESS:93 Riverpoint Pass Nashville, TN 37214

SEND TAX BILLS TO NEW OWNER: Summer Simmons 93 Riverpoint Pass Nashville, TN 37214

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 December 17, 2025

Affiant Signature

December 17,2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17 day of December, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY