WARRANTY DEED

Karen Johnson
Batch # 1363087
12/30/2025 02:39:49 PM
Fees: $13.00 Taxes: $660.45

Davidson County
DEEDWARR
2 pgs

20251230-0103812

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

Y-KW-25-538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mozhgan Alikhani and Arta Farhangi	**Same as New Owners**	
(NAME)	(NAME)	**162-09-0C-702.00-CO**
3601 Nolensville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AGAPE RENTAL PROPERTIES, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOZHGAN ALIKHANI AND ARTA FARHANGI, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, A Certain Condominium unit being Unit B located on Lot No. 16 on the Plan of Plan of Cedarwood Condominiums, Phase III, (Revised), of record in Plat Book 5200, Page 349, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen Russell, married by Warranty Deed from Thuy Linh Vo, unmarried of record in Instrument No. 20181024-0105459 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on October 24, 2018.

Being the same property conveyed to Agape Rental Properties, LLC, a Tennessee series limited liability company, by Quitclaim Deed from Karen Russell, married of record in Instrument No. 20230223-0012808 Register's Office for Davidson County, Tennessee, dated February 23, 2023 and recorded on February 23, 2023.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cedarwood Condominiums of record in Book 5707, Page 121, amended in Book 5720, Page 912, and Book 5776,Page 741, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5707, Page 167, amended in Book 6062, page 285, in the Register's Office for Davidson County, Tennessee.
- Regulatory Agreement of record in Book 5720, Page 918, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5667, Page 429, and Book 5722, page 198, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 2439, Page 564, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4545, Page 203, and Book 4545, page 206, in the Register's Office for

Davidson County, Tennessee.
- Restrictions of record in Book 5497, Page 397, Book 5591, Page 662, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Sewer Lines and Water Lines conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water, Sewerage Services of record in Book 5657, Page 20 and 33, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement Transmission of record in Instrument Number 20130520-0050592, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **538 Cedar Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF DECEMBER, 2025.

Agape Rental Properties, LLC

BY: _____
Karen M. Kingsbury Russell
Member

BY: _____
Donald R. Russell
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN M. KINGSBURY RUSSELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of AGAPE RENTAL PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of December, 2025.

_____
Notary Public
My Commission Expires: 9/16/29
(SEAL)

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD R. RUSSELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of AGAPE RENTAL PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of December, 2025.

_____
Notary Public
My Commission Expires: 9/16/29
(SEAL)

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212