Karen Johnson Davidson County
Batch# 1369464 DEEDWARRSP
01/13/2026 01:31:30 PM 6 pgs
Fees: $33.00 Taxes: $1,469.27
20260113-0003188

**This Instrument Prepared By:**
**Ryan Daugherty**
**Dentons Sirote PC**
**2311 Highland Avenue South**
**Birmingham, Alabama 35205**

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND WITH LEGAL DESCRIPTION AND OTHER INFORMATION PROVIDED BY GRANTOR FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY. NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**After Recording, Send To:**
**7451 Stacy Drive, LLC**
**741 Restoration Drive**
**Hoover, AL 35226**

| **Name and Address of New Owner:** | **Send Tax Bills To:** | **Map and Parcel No.:** |
|---|---|---|
| **7451 Stacy Drive, LLC**<br>**741 Restoration Drive**<br>**Hoover, AL 35226** | **7451 Stacy Drive, LLC**<br>**741 Restoration Drive**<br>**Hoover, AL 35226** | 142 02 0 062.00 |

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION OF** Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **RASUL ABDOLRASULNIA and wife, NOORALSADAT ABDOLRASULNIA a/k/a NOURALSADAT KHAKRAH ABDOLRASULNIA**, having an address of 741 Restoration Drive, Hoover, Alabama 35226 (collectively, "Grantor"), and by these presents do hereby bargain, sell, transfer and convey unto **7451 STACY DRIVE, LLC,** an Alabama limited liability company, having an address of 741 Restoration Drive, Hoover, Alabama 35226 ("Grantee"), a certain tract of land located in Davidson County, Tennessee, and described as follows (the "Property"):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF PROPERTY.**

This is improved property known as 7451 Stacy Drive, Nashville, TN 37221

Being the same property described in and conveyed to the Grantor under Deed from Charles I. Price and wife, Karen Marie Price, executed March 31, 1988, and recorded at Book 7509, Page 192, in the Register's Office of Davidson County, Tennessee.

The Property is not the homestead of Rasul Abdolrasulnia and wife, Nooralsadat Abdolrasulnia, being the Grantor herein.

This conveyance is being made subject to all matters of record in the Register's Office of Davidson County, Tennessee, and taxes for the current year and subsequent years not yet due and payable, all of which the Grantee hereby assumes and agrees to pay.

TO HAVE AND TO HOLD the Property, together with all the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its heirs, successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and that Grantor has good right to sell and convey the same.

AND Grantor does further covenant and bind Grantor, Grantor's successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

*[Remainder of Page Intentionally Left Blank]*

**IN WITNESS WHEREOF**, Grantor has executed this instrument to be effective as of the 13th day of January, 2026.

**Grantor:**

R. Abdolrasulnia

**RASUL ABDOLRASULNIA**

N. Khakrah Abdolrasulnia

**NOORALSADAT ABDOLRASULNIA a/k/a NOURALSADAT KHAKRAH ABDOLRASULNIA**

STATE OF ALABAMA )
:
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RASUL ABDOLRASULNIA**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of January, 2026.

REVA D. GREY NOTARY PUBLIC ALABAMA STATE AT LARGE

[ NOTARIAL SEAL ]

Reva D Grey

Notary Public
My Commission Expires MY COMMISSION EXPIRES NOVEMBER 21, 2029

STATE OF ALABAMA )
:
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **NOORALSADAT ABDOLRASULNIA a/k/a NOURALSADAT KHAKRAH ABDOLRASULNIA**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of January, 2026.

REVA D. GREY NOTARY PUBLIC ALABAMA STATE AT LARGE

[ NOTARIAL SEAL ]

Reva D Grey

Notary Public
My Commission Expires MY COMMISSION EXPIRES NOVEMBER 21, 2029

**STATE OF ALABAMA** )
**COUNTY OF** Jefferson )

I, Rasul Abdolrasulnia, as Manager of **7451 STACY DRIVE, LLC**, an Alabama limited liability company, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $397,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**Affiant:**

**7451 STACY DRIVE, LLC,**
an Alabama limited liability company

By: R. Abdolrasulnia
Name: Rasul Abdolrasulnia
Its: Manager

Subscribed and sworn to before me this 13th day of January, 2026.

Reva D. Coley
Notary Public
My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 21, 2026

REVA D. COLEY NOTARY PUBLIC ALABAMA STATE AT LARGE
[SEAL]

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

LAND in Davidson County, Tennessee, being Lot No. 87 on the Plan of Cross Timbers, Section II, of record in Book 3700, Page 92, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 97 fronts 85 feet along the southerly margin of Stacy Drive and extends back between parallel lines 150 feet to a dead line in the rear measuring 85 feet thereon.

BEING the same property conveyed to Charles I. Price and wife, Karen Marie Price by deed from Robert E. Brown and and wife, Glenda M. Brown, of record in Book 7076, page 148, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Tanya K. Shunnara, 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 January 13, 2026.

Affiant Signature

1-13-2026
Date

State of Alabama

County of Jefferson

Sworn to and subscribed before me this 13th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES NOVEMBER 21, 2026

NOTARY'S SEAL

