THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$271,000.00**

Subscribed and sworn to before me this 23rd day of January, 2026.

Melissa Heavener — Affiant

Notary Public
My Commission Expires: _____

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

Karen Johnson Davidson County
Batch# 1374628 DEEDWARR
02/02/2026 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,002.70
20260202-0006886

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s):
Zobair Rahimi **3016 Hillhurst Drive** **Nashville, TN 37207**	Zobair Rahimi 1521 Saunders Ave. Madison TN 37115	**060-07-0-016.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Dora Mitchell by Guardianship and Trusts Corporation, a Tennessee nonprofit corporation as court-appointed conservator for Dorace Black, and his Estate**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Zobair Rahimi, a married man**, the Grantee(s) herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 22, as shown on the map entitled Section One, Hillhurst Acres, of record in Plat Book 2331, Pages 50 and 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DORACE G. BLACK, UNMARRIED, by deed from ANNIE BELL ROBERTS, UNMARRIED, SONJA ANN DEMAREST AND SHIRLEY JANE PURVIANCE, of record in Book 9689, Page 875, dated May 31, 1995, Register's Office for Davidson County, Tennessee. GUARDIANSHIP & TRUSTS CORP. OF TN, DORA MITCHELL has been appointed as CONSERVATOR OF THE PERSON AND THE ESTATE OF DORACE BLACK by Order Appointing A Conservator, dated March 21, 2025, of record in Docket No. 25PR-141, in the Chancery Court of Sumner County, Tennessee.

Pursuant to court order in case styled, In Re: The Conservatorship of Dorace Black a/k/a Dorris Black, in the Chancery Court of Sumner County, Tennessee, Docket No. 25PR-141, dated January 13, 2026 and of record in Instrument No. 20260122-0005525, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 3016 Hillhurst Drive, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 23 day of January, 2026.

Dora Mitchell

Dora Mitchell by Guardianship and Trusts Corporation, a Tennessee nonprofit corporation as court-appointed conservator for Dorace Black, and his Estate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, **Russell E. Freeman,** a Notary Public of the State and county mentioned, personally appeared **Dora Mitchell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **the court-appointed conservator** (or other officer authorized to execute the instrument) of **Guardianship and Trusts Corporation, a Tennessee nonprofit corporation,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized officer.

Witness my hand and official seal at Goodlettsville, Tennessee this the 23 day of January, 2026.

NOTARY PUBLIC
My Commission Expires: 11/26/2028

RUSSELL E FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 **1/23/2026** [DATE].

AFFIANT SIGNATURE

1/23/2026

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **23rd** day of **January**, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

