RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-35939-25

Karen Johnson Davidson County
Batch# 1375511 DEEDWARR
02/03/2026 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20260203-0007560

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Jay Baldwin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of ~~Dec. 2025~~ January 2026

Heidi Rae Berryhill
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Athrea Shlemon 2521 Nolensville Pike, A & B, Nashville, TN 37211	Same address as new owner	119-05-0-119.00

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

FOR AND IN CONSIDERATION of the sum of ONE MILLION FOUR HUNDRED THOUSAND AND 00/100 Dollars ($1,400,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MOHSEN SARFEHJOO**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ATHREA SHLEMON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 511 on the Plan of Grandview Heights of record in Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Mohsen Sarfehjoo from Abdirizak M. Hassan by Warranty Deed dated August 30, 2002 and recorded September 5, 2002 in Instrument #20020905-0107823, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2521 Nolensville Pike, A & B, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28 day of January, 2026

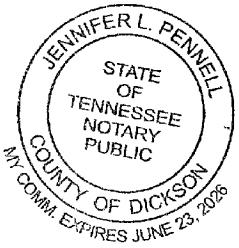
GRANTOR(S)

Mohsen Sarfehjoo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Mohsen Sarfehjoo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28 day of January, 2026.



Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1-28-2026 (date of document).

Jennifer Pennell

1-28-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 1-28, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal