Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
17914

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-36756-26

Karen Johnson
Batch # 1379119
02/11/2026 10:55:08 AM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20260211-0010640

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$320,000.00~~.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2026

NOTARY PUBLIC

My commission expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2029

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
Nader Karshenas and Daniel Karshenas ~~611 28th Ave North~~ ~~Nashville, TN 37209~~	~~Same address as new owner~~ 7034 WILLOWICK DR BRENTWOOD TN 37027	092-10-0-137.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($320,000.00) 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, **SARA A. RAISZADEH AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NADER KARSHENAS AND DANIEL KARSHENAS, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of I. L. Pendleton's Subdivision of the Steger Homeplace, of record in Book 421, Page 106, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said Lot 19 fronts 50 feet on the West side of 28th Avenue North and extends back between parallel lines and with the southern margin of an alley 150 feet to an alley in the rear.

Also included is part of a closed alley pursuant to Ordinance No. 81-605, Metro Council of Davidson County, Tennessee.

Being the same property conveyed to Sara A. Raiszadeh, a single woman, from Claudyne B. Jefferson, unmarried, by Warranty Deed dated November 18, 2020, and recorded November 24, 2020, in Instrument Number 20201124-0137767, 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: 611 28th Avenue North, Nashville, TN 37209

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 9th day of February, 2026

GRANTOR(S)

Sara A. Raiszadeh

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Sara A. Raiszadeh, 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 9th day of February, 2026

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

Notary Public

Jennifer Gentry

Printed Notary Name

My commission expires: 11/27/2027