Karen Johnson Davidson County
Batch# 1380646 DEEDWARR
02/13/2026 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $5,513.00
20260213-0011623

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Ali Fallahassady, Trustee of 1364 Revocable Living Trust dated July 19, 2021 914 3rd St., Apt. 6 Santa Monica, CA 90403	Ali Fallahassady, Trustee of 1364 Revocable Living Trust dated July 19, 2021 914 3rd St., Apt. 6 Santa Monica, CA 90403	117 04 0 242.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David M. Miller and Janet M. Miller, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Ali Fallahassady, Trustee of 1364 Revocable Living Trust dated July 19, 2021**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1706 Cedar Lane, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 83 on the Map of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 83 fronts 65 feet on the northerly side of Cedar Lane and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to David M. Miller and wife, Janet M. Miller, by Quit Claim Deed from David M. Miller, dated February 3, 1999, and recorded February 10, 1999, of record in Book 11334, Page 817, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David M. Miller, by Quit Claim Deed from Charlotte D. Davidson, dated July 26, 1988, and recorded August 1, 1988, of record in Book 7613, Page 839, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David M. Miller and Charlotte D. Davidson, by Warranty Deed from Mary K. Nolen Bates, unmarried and Jane Nolen Collier, a married woman, dated September 28, 1979, and recorded October 2, 1979, of record in Book 5508, Page 281, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1706 Cedar Lane, Nashville, TN 37212.

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

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), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 13th day of February, 2026.

David M. Miller

Janet M. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of February, 2026, before me personally appeared David M. Miller and Janet M. Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of February, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,490,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

Notary Public
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, Ashley Rudy, 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 February 13, 2026 (date of document).

Affiant Signature

Date: 2/13/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY