Karen Johnson Davidson County
Batch# 1389130 DEEDWARRSP
03/05/2026 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260305-0017880

Special Warranty Deed

DESIREE SAILEMA STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/12/2029 WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $490,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of March, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mohammad Zia Ziaee Zarmina Ziaee	New owner	147-12-0C-011.00-CO
740 Caraway Lane	Same	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AT2 HAYWOOD, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMMAD ZIA ZIAEE AND ZARMINA ZIAEE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat 356 Haywood Lane of record in Plat at Instrument No. 20230426-0030535, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to David Jones by Warranty Deed from James D. Pope, Jr. of record in Instrument No. 20021206-0150734 Register's Office for Davidson County, Tennessee, dated November 29, 2002 and recorded on December 06, 2002. David Lee Jones died August 5, 2020, his estate being administered through Davidson County Probate Court, Docket No. 20P1307.

Being a portion of the same property conveyed to Advent Investco II, LLC, a Delaware limited liability company by Special Warranty Deed from The Estate of David Lee Jones of record in Instrument No. 20210525-0070620 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 25, 2021.

Being a portion of the same property conveyed to Advent Investco II, LLC, a Delaware limited liability company by Quitclaim Deed from The Estate of David Lee Jones of record in Instrument No. 20210525-0070621 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on May 25, 2021.

Being a portion of the same property conveyed to AT2 Haywood, LLC, a Delaware limited liability company by Quitclaim Deed from Advent Investco II, LLC, a Delaware limited liability company of record in Instrument No. 20210823-0113819 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 23, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 740 Caraway Lane, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of March, 2026.

AT2 Haywood, LLC, a Delaware Limited Liability Company

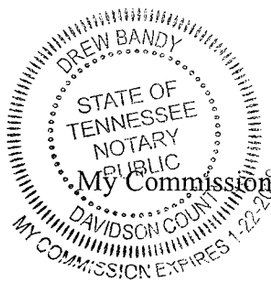
By: _____

Divan Bezuidenhout, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Divan Bezuidenhout, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of AT2 Haywood, LLC, a Delaware Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of March, 2026.



_____
Notary Public

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, Desiree Salama, 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 3/2/26 (date of document).

Affiant Signature

3/5/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY