Karen Johnson Davidson County
Batch# 1390594 DEEDWARR
03/10/2026 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20260310-0018809

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25335-AP

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2026.

Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Logan Irons Samantha Irons 2015 9th Ave N Nashville, TN 37208	New Owner	081-07-0J00-101CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ali Shahosseini, Trustee of Zabihollah Shahhosseini Living Trust dated November 24, 2020**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Logan Irons and Samantha Irons, 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:

Being a certain private element unit situated within Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 2015 9th Avenue North Townhomes, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established under the Declaration of Covenants Conditions and Restrictions for 2015 9th Avenue North Townhomes, a horizontal property regime with private elements, of record in Instrument No.20220613-0067035, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Declaration. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2015 9th Avenue North Townhomes provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site-plan, the original plan of Lot 1 in Holt's Subdivision of Lots Nos. 8 and 11 in Owen's Buena Vista Plan of record in Book 15, pages 10-11, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being part of the same property conveyed to Ali Shahosseini, Trustee of the Zabihollah Shahosseini Living Trust dated November 24, 2020, and any amendments thereto by Warranty Deed from Dwon Buford, Administrator of the Estate of Horace Buford, Jr., dated February 15, 2022, recorded February 28, 2022, of record in Instrument No. 20220228-0021909, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2015 9th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of March, 2026.

GRANTOR:

Zabihollah Shahhosseini Living Trust dated November 24, 2020

By: _____
Ali Shahosseini, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of Zabihollah Shahhosseini Living Trust dated November 24, 2020, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of March, 2026.

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/22/30

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 03/9/2026 (date of document).

Affiant Signature

03/9/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

