Karen Johnson Davidson County
Batch# 1392637 DEEDWARR
03/13/2026 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20260313-0020172

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17412-BW

RACHEL MARIE COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 2026

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3 21 2028

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sasan Mousavipour Shirifard and Shabnam Sambrani	Texana Bank	
640 Logwood Briar Cir	1080 Keller Parkway	172-13-0A-100.00-CO
Brentwood, TN 37027	Keller TX 76248	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joseph K Hampe, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sasan Mousavipour Shirifard and Shabnam Sambrani, a married couple**

HEREINAFTER CALLED THE GRANTEES, 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, TN, being Lot No. 60, on the Plan of Section Two, Williams Grove, of record in Plat Book 9700, pages 902 through 906 inclusive, Register's Office for Davidson County, TN to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Joseph K. Hampe and wife Jennifer Crowder by Warranty Deed from Robert W. Hendricks Jr. and wife Lacy M. Hendricks of record in Instrument No. 20060425-0047148 Register's Office for Davidson County, Tennessee, dated April 21, 2006 and recorded on April 25, 2006.

Being the same property conveyed to Joseph K Hampe by Quitclaim Deed from Joseph K. Hampe and Jennifer Crowder, husband and wife of record in Instrument No. 20241127-0093005 Register's Office for Davidson County, Tennessee, dated November 20, 2024 and recorded on November 27, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **640 Logwood Briar Cir, Brentwood, TN 37027**

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

Witness our hands this the 6th day of March, 2026.

Joseph K. Hampe

Joseph K Hampe

STATE OF OHIO
COUNTY OF STARK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph K Hampe**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5 day of MARCH, 2026.

My Commission expires: 6/4/2028

Notary Public

NOTARIAL SEAL
STATE OF OHIO

MICHAEL KUHN
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires June 4, 2028

I, Kirsten Virden, 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 3-6-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-6-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

