Karen Johnson Davidson County
Batch# 1399935 DEEDWARR
03/31/2026 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260331-0025603

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MARCH, 2026.**

**Notary Public**

**MY COMMISSION EXPIRES:** 5/9/26
**(AFFIX SEAL)**

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Pkwy W, Ste 100**
**Smyrna, TN 37167**

**04-NSH26-10835**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Odeyda M. Cante Mendez<br>401 Ashlar Circle<br>Nashville, TN 37211 | Same | 162-05-0-285-00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ali Azadkhosh and Morvarid Armesh, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Odeyda M. Cante Mendez, a married woman,**hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

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. 31 on the Plan of Hickory View, Section I, as shown by plat and survey of record in Plat Book 5210, page 221, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ali Azadkhosh and Morvarid Armesh, husband and wife by Warranty Deed from Terry Holleman, married of record as Instrument No. 20200128-0010140, in the Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on January 28, 2020.

Parcel No.: 162 05 0 285.00
Being also known as: 401 Ashlar Circle, Nashville, TN 37211.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 401 Ashlar Circle , Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of March, 2026

Ali Azadkhosh

Morvarid Armesh

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ali Azadkhosh and Morvarid Armesh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 26th day of March, 2026.

Notary Public

My Commission Expires: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

# Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/26/26 (date of document)

Regina Sullo

Affiant Signature

3/31/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 31 day of March, 2026

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

