Karen Johnson Davidson County
Batch# 1399944 DEEDWARR
03/31/2026 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260331-0025615

A.Z 2026

STATE OF TENNESSEE ~~OS~~
COUNTY OF ~~RUTHERFORD~~ Maricopa
JS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:
2-6-2028
(AFFIX SEAL)

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

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

04-NSH26-10862

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ali Azadkhosh and Morvarid Armesh 7260 Autumn Crossing Way Brentwood, TN 37027	NEW OWNER	181-10-0A-141-00

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, **Omid Gourbandi Dehghani, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ali Azadkhosh and Morvarid Armesh, husband and wife,** 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. 305 on the Plan of the Final Plat of Phase Three, Autumn Oaks Subdivision, of record in Plat at Instrument No. 20031029-0159380, 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 the same property conveyed to Omid Gourbandi Dehghani, an unmarried man by Warranty Deed from Scott M Fields and Donna J Fields, husband and wife of record as Instrument No. 20200212-0015994 in the Register's Office for Davidson County, Tennessee, dated February 7, 2020 and recorded on February 12, 2020.

Parcel No.: 181-10-0A-141-00
Being also known as 7260 Autumn Crossing Way, Brentwood, TN 37027

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: 7260 Autumn Crossing Way , 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, 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 30 day of March, 2026

Omid Gourbandi Dehghani

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Omid Gourbandi Dehghani, 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 Phoenix (CITY), AZ (STATE), this 30 day of March, 2026.

Notary Public

My Commission Expires: 2.6.2028

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathy Williams-Wrather *(custodian's name)*, 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 March 30, 2026 *(date of document)*.

Custodian's Signature — 3/31/26 date

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY