WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402485 DEEDWARR
04/07/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20260407-0027733

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF March 2026.

Notary Public

MY COMMISSION EXPIRES: 4/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Munn and Kayley Carnes	New Owner	
(NAME)	(NAME)	
5416 Wakefield Drive		161 05 0 015.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **GHOLAM REZA TAJALI AND VIRGINIA GAIL TAJALI, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, OF THE GHOLAM REZA TAJALI AND VIRGINIA GAIL TAJALI REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN MUNN AND KAYLEY CARNES, HUSBAND AND WIFE,** 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, Tennessee, being Lot No. 81 on the Plan of HILLVIEW ESTATES, of record in Plat Book 3600, Page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gholam Reza Tajali and wife, Virginia Gail Tajali, by Deed from Barbara N. Faughn, unmarried, of record in Book 8457, Page 76, in the Register's Office of Davidson County, Tennessee, dated October 02, 1991, and recorded on October 03, 1991.

Being the same property conveyed to Gholam Reza Tajali and Virginia Gail Tajali, Trustees, and their successors in trust, of The Gholam Reza Tajali and Virginia Gail Tajali Revocable Living Trust, by Quitclaim Deed from Gholam Reza Tajali and wife, Virginia Gail Tajali, of record in Instrument No. 20200110-0003472, in the Register's Office of Davidson County, Tennessee, dated January 08, 2020, and recorded on January 10, 2020.

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

unimproved
This is improved x property, known as 5416 Wakefield Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

2026-0007

MO2026-64

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. 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 11 day of March, 2026

GHOLAM REZA TAJALI AND VIRGINIA GAIL TAJALI, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, OF THE GHOLAM REZA TAJALI AND VIRGINIA GAIL TAJALI REVOCABLE LIVING TRUST

BY: Gholam Reza Tajali
GHOLAM REZA TAJALI, TRUSTEE

BY: Virginia Gail Tajali
VIRGINIA GAIL TAJALI, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Gholam Reza Tajali and Virginia Gail Tajali with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Gholam Reza Tajali and Virginia Gail Tajali Revocable Living Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 11 day of March, 2026.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/22/29

Commission expires:

Notary Public

MO2026-64

Certificate of Authenticity

I, Blake Reynolds, 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 3/11/26.

Date

Affiant Signature

4/3/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3RD day of April, 2026.

Notary's Signature

My Commission Expires: 6/22/26
Date

Notary's Seal (if on paper):

JILL S WICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON