WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402611 DEEDWARR
04/07/2026 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20260407-0027905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF APRIL, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3611LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Teresa Garcia Garcia	Same as the new owner	
3814 Plantation Dr	**Property**	
Hermitage, TN 37076		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NISAR A. MOHAMMADI*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TERESA GARCIA GARCIA, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3814 Plantation Dr, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 2nd day of April, 2026.

Nisar A. Mohammadi

Nisar A. Mohammadi

STATE OF Tennessee

COUNTY OF Hickman

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, NISAR A. MOHAMMADI, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Bon Aqua (city, Tennessee(state), this 2nd day of April, 2026.

Notary Public Madison Haley Kretzer

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission Expires: 10/28/2026

EXHIBIT A - LEGAL DESCRIPTION

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. 539 on the plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, Register's Office of Davidson County, Tennessee. Said Lot No 539 fronts 77.5 feet on the Westerly margin of Plantation Drive and Runs Back 150 feet between parallel lines to a line at the rear measuring 77.5 feet thereon.

Being the same property conveyed to Nisar A. Mohammadi, by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C. and AVT Title Services LLC, individually or by and through its agent, as said Co-Substitute Trustees, dated March 13, 2026, and recorded March 16, 2026, of record in Instrument No. 20260316-0020494, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack G. Raby and wife, Joan P. Raby, by Warranty Deed from Bhagat Singh and wife, Balwant Kaur, dated September 22, 1987, and recorded September 30, 1987, of record in Book 7366, Page 354, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 3814 Plantation Dr, Hermitage, Tennessee, 37076
TAX PARCEL ID/APN: 074 12 0 087.00

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 3300, Page 1 and Plat Book 3300, Page 2, of the Public Records of Davidson County, Tennessee.

5. Restrictive covenants and conditions contained in instrument recorded in Book 3222, Page 154, of the Public Records of Davidson County, Tennessee.

6. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

Certificate of Authenticity

I, Krystal Schuster, 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 4/2/26.

Date

Affiant Signature

4/2/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of April, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)