Karen Johnson
Batch # 1402735
04/07/2026 03:34:23 PM
Fees: $13.00 Taxes: $1,664.63
Davidson County
DEEDWARR
2 pgs
20260407-0028057

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2026.

Notary Public
MY COMMISSION EXPIRES: 05/08/28
File No. G26-25051

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Talayeh Nasirzadeh and Tara Nicole Harring (NAME)	JPMorgan Chase Bank (NAME)	25-15-20
316 Highland Heights Dr (STREET ADDRESS)	1111 Polaris Parkway (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Columbus, OH 43240-2050 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jeries Husari and Lamis J. Husari, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Talayeh Nasirzadeh, an unmarried person and Tara Harring, an unmarried person, as tennants in common with right of survivorship,** 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. 9 on the Plan of Highland Heights Acres, as of record in Plan Book 3700, Page 97, Register's Office for Davidson County, Tennessee and described as follows:

Being the same property conveyed to Jeries Husari and Lamis J. Husari, husband and wife by Deed dated June 22, 2001, recorded July 3, 2001, in Book 20010703-0070449, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 316 Highland Heights Drive, Goodlettsville, TN 37072.

Said Lot No. 9 fronts 130 feet on the Westerly side of Highland Heights Drive and extends back 299.21 feet on the Northerly line and 299.15 feet on the Southerly line to the rear on which it measures 149.40 feet thereon.

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. Whenever 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/our hand(s) this 6th day of April, 2026.

Jeries Husari

Lamis J. Husari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2026, before me personally appeared Jeries Husari and Lamis J. Husari, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2026.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 12/22/29

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

return to:
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212
JM-CB-26-316