Karen Johnson Davidson County
Batch# 1404255 DEEDWARRSP
04/10/2026 08:57:30 AM 5 pgs
Fees: $28.00 Taxes: $647.50
20260410-0029091

SPECIAL WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $175,000.00 Affiant Subscribed and sworn to before me This 9th day of April, 2026. Notary Public My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Address New Owner as:	Tax Bill To:	Map / Parcel
Zobair Rahimi **1521 Saunders Ave.** **Madison, TN 37115**	**New Owner**	**059-05-0 116.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Michelle Poss as Administrator of the Estate of Louis Montgomery** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Zobair Rahimi, a married man** (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Haynes Estates, Section V, of record in Book 4300, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Beginning at a point in the northerly margin of Kings Circle at the common dividing line of Lot Nos. 240 and 241 on said plan; thence northerly along

said dividing line, 101.52 feet to a concrete marker; thence westerly along the dividing line between Lot Nos. 241 and 242 on said plan; 134.56 feet to a point in the easterly margin of Meadow Hill Drive; thence southerly along the easterly margin of said Meadow Hill Drive, 60 feet to a point; thence continuing southerly 3.74 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the northerly margin of Kings Circle; thence easterly along the northerly margin of said Kings Circle 48 feet to a point; thence continuing eastwardly 40.48 feet to the point of beginning.

Being the same property conveyed to Patricia G. Montgomery and husband, Louis R. Montgomery, from Patricia G. Mayberry (now Patricia G. Montgomery), by Quitclaim Deed recorded in Instrument No. 20040421-0045277, Register's Office for said County.

The said Patricia G. Montgomery since died on 11/27/2019, leaving Louis R. Montgomery as the surviving spouse and tenant by the entirety. The said Louis R. Montgomery having since died testate on 4/19/2025, with his estate being probated in Davidson County under Case No. 25P1494 and this sale was approved by said Court.

A. Michelle Poss was appointed as the Successor Personal Representative by Order filed on 27th day of March, 2026 in the Probate Court for Davidson County, Tennessee.

This improved property is commonly known as 4100 Meadow Hill Drive, Nashville, Tennessee 37218.

This Conveyance is subject to the following:

1. Restrictions of Record in Book 4450, Page 508, Said Register's Office.

2. Any and all matters appearing on the Plan in Book 4300, Page 70, said Register's Office.

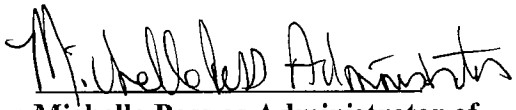
TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever related solely as to actions taken by the Grantor during the period in which Grantor held title to the subject real property, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 9th day of April, 2026.

Grantor: Michelle Poss



By: Michelle Poss as Administrator of the Estate of Louis Montgomery

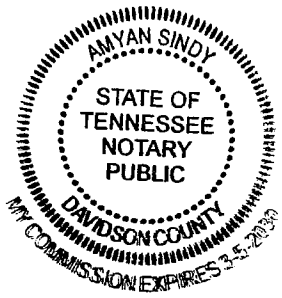
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Michelle Poss,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Administrator of the Estate of Louis R. Montgomery**, and as such **Administrator** acknowledged that she is authorized to execute the foregoing instrument, the within named bargainor, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the Michelle Poss Administrator for the Estate of Louis R. Montgomery.

WITNESS my hand and official seal or stamp, this 8th day of April, 2026.

Notary Public

My Commission Expires: 3/5/2030



Certificate of Authenticity

I, Robert J. Notestine, III, 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 April 9th 2026.

AFFIANT SIGNATURE

04/09/26
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 9th day of April, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP