Karen Johnson Davidson County
Batch# 1407613 DEEDWARR
04/17/2026 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260417-0031559

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409 *et seq.* Mahabad Ahmadi Affiant Sworn to and subscribed before me this April 10, 2026. Notary Public Comm Exp: 06-05-2029

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
MAHABAD AHMADI, Trustee		
AHMADI REVOCABLE LIVING TRUST, dated April 10, 2026	SAME AS NEW OWNER	162-080-090.00
15 Tusculum Road		
Antioch, TN 37013		

WARRANTY DEED

BE IT KNOWN THAT FATOLLAH KAJAEI and MAHABAD AHMADI, husband and wife, purchased the subject property on December 20, 2001, by Warranty Deed of record in Instrument 20011229-0144573, Register's Office for Davidson County, Tennessee. FATOLLAH KAJAEI passed away on May 28, 2024, leaving MAHABAD AHMADI as sole owner.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MAHABAD AHMADI. (Grantor),unmarried, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to MAHABAD AHMADI, Trustee of the AHMADI REVOCABLE LIVING TRUST, dated April 10, 2026 (Grantee), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, TN, BEING Lot No. 4 on the Plan of Lane Property, Section 2, of record in Plat Book 6050, page 136, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to FATOLLAH KAJAEI (deceased) and MAHABAD AHMADI, husband and wife, from KAREN E. CLAY, married, by Warranty Deed of record in Instrument 20011229-0144573, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the current year; Restrictions of record in Book 6848, page 500; Plan of record in Plat Book 6050, page 136; all in the Register's Office for Davidson County, TN.

The legal description is taken from the prior deed of record.

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 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. 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.

The property is known as 15 Tusculum Road, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on April 10, 2026.

Mahabad Ahmadi
MAHABAD AHMADI

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAHABAD AHMADI with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 10, 2026.

NOTARY PUBLIC

My Commission Expires: 06-05-2029

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 10, 2026.

4/10/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 10th day of April, 2026.

Notary Public

My Commission Expires: _____

ROBERT M. PAUTIENUS II
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028