Karen Johnson Davidson County
Batch# 1407714 DEEDWARR
04/17/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20260417-0031711

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/29/2028

(AFFIX SEAL)

ALEXIS H. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aurora Putti	(New owner)	162-09-0A-078.00
(NAME)	(NAME)	
2006 Caledonia Way		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Arezou Alamdari and Milad Farhangi, a married couple,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Aurora Putti, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 78, on the plan of Hickory Valley Condominiums, Phase 2, as shown by plat of record in Book 4460, Page 133, as established by the Master Deed of record in Book 4659, Page 32, Book 4937, Page 429, and Instrument No. 20140613-0051943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Arezou Alamdari by Warranty Deed from Sarah Guest, dated 09/28/2020, of record in Instrument No. 202010150120090, Register's Office for Davidson County, Tennessee. Milad Farhangi, spouse of Arezou Alamdari, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This conveyance is subject to (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, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5510 Country Drive, Unit 78, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 17th day of April, 2026.

Arezou Alamdari

Milad Farhangi

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 Arezou Alamdari and Milad Farhangi, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of April, 2026.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on April 17, 2026

Affiant
DATE: 4/17/26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 17 day of April, 2026

Notary Public

My commission expires: 09/16/2029

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY