This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8723-AJ

Karen Johnson Davidson County
Batch# 1408188 DEEDWARR
04/20/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20260420-0031921

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2026.

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamid K. Heidari 918 Lebanon Pike Nashville, TN 37210	New Owner	147 02 0 201.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ronald Alton Hasty, Trustee of Ronald Alton Hasty Revocable Trust Under Agreement dated February 23, 2021** (individually and/or collectively, "Grantor"), transfer and convey unto **Hamid K. Heidari** (individually and/or collectively, "Grantee"), 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 1B, as shown on the map entitled ZONE LOT DIVISION LOTS 1 & 2 ELYSIAN PARK SECTION TWO, of record in Plat Book 6900, Page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Ronald Alton Hasty, as Trustee of the Ronald Alton Hasty Revocable Trust Under Agreement Dated February 23, 2021, by Warranty Deed from Ronald Alton Hasty, of record in Instrument No. 20210225-0024219, in the Register's Office of Davidson County, Tennessee, dated February 23, 2021, and recorded on February 25, 2021.

This is improved property located at: **4837 Sheffield Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2026.

GRANTOR:

Ronald Alton Hasty Revocable Trust Under Agreement dated February 23, 2021

By: _____
Ronald Alton Hasty, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald Alton Hasty, Trustee of Ronald Alton Hasty Revocable Trust Under Agreement dated February 23, 2021, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of April, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1/22/30

202604200031921

Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/16/2026 (date of document).

Emma Howard
Affiant Signature

4/16/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16 day of April, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL