Karen Johnson Davidson County
Batch# 1408289 DEEDWARR
04/20/2026 10:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,220.63
20260420-0032055

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39133	STATE OF ~~TENNESSEE~~ Utah COUNTY OF ~~DAVIDSON~~ Salt Lake The actual consideration or value, whichever is greater, for this transfer is: $329,900.00. Madison Swt Affiant Subscribed and sworn to before me this ~~8th~~ 15th day of April, 2026. Notary Public My Commission Expires: 10-09-2028

BETH A JARRETT NOTARY PUBLIC-STATE OF UTAH COMMISSION# 739607 COMM. EXP. 10-09-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan Winter 515 Park Court Nashville, TN 37211	New Owner	Map and Parcel No.: 162010E00800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Niloofar Armaz, a married woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Nathan Winter, a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 515 Park Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 8th day of April, 2026.

GRANTOR:

Niloofar Armaz

Payam Keshawarz, spouse of Grantor Niloofar Armaz, joins in the execution of this instrument for the express purpose of conveying to Grantee all of his interest, marital or otherwise, in the subject property.

Payam Keshawarz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Niloofar Armaz and Payam Keshawarz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of PARK COURT, R-10 RESIDENTIAL P.U.D. of record in Plat Book 6900, Page 967, 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 Niloofar Armaz, a married woman (erroneously referred to as a married man), by Warranty Deed from Marti Rena Rhea and James Travis Rhea, of record in Instrument No. 20200609-0058783, in the Register's Office of Davidson County, Tennessee, dated May 28, 2020, and recorded on June 09, 2020.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Book 6900, page 967, Register's Office for Davidson County, Tennessee.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, PARK COURT, as recorded in Plant Book 6050, Page 364.
6. Declaration of Covenants, Conditions and Restrictions recorded in Book 7814, Page 784 and Book 7930, Page 986, as amended in Book 8010, Page 476 and Book 8010, Page 478.
7. Charter for Park Court Homeowners Association, Inc. recorded as Book 7918, Page 559.
8. Bylaws for Park Court Homeowners Association, Inc. recorded as Book 7814, Page 804 as amended in Book 7931, Page 3.
9. Common Open Space Deed recorded as Book 8010, Page 480, Book 8204, Page 235 and Book 8204, Page 261.

Tennessee Certification of Electronic Document

I, Maddison Lester, 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 04/08/2026 (date of document).

Maddison Lester
Affiant Signature

04/07/2026
Date

State of Utah

County of Salt Lake

Sworn to and subscribed before me this 8th day of April, 2026.

BETH A JARRETT
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 739607
COMM. EXP. 10-09-2028

Beth A Jarrett
Notary's Signature

MY COMMISSION EXPIRES: 10-09-2028

NOTARY'S SEAL