WARRANTY DEED

Karen Johnson
Batch # 1413875
04/30/2026 03:01:29 PM
Fees: $13.00 Taxes: $2,290.30
20260430-0038572

Davidson County
DEEDWARR
2 pgs

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 11/05/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda Stern	Princeton Mortgage Corp.	052-09-0 165.00
(NAME)	(NAME)	
2690 Miami Avenue	439 Grand Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Ewing NJ 08628	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Eamon J. Baghernejad and Danielle Marcella Baghernejad, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amanda Stern,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 76 on the Map of Woodale Grove Annex, of record in Plat Book 547, Page 110, Register's Office for said County, to which reference is made for a more complete description.

Included in the above description but excluded for the purpose of this conveyance is the following described property conveyed to Metropolitan Government in Nashville, Davidson County Tennessee, of record in Book 4002, Page 772, Register's Office for Davidson County, Tennessee. Beginning at a point, said point being the northwest corner of Lot No. 76, said point being the southerly right of way line of Miami Avenue; thence easterly along the present southerly right of way of Miami Avenue, 100 feet to a point, said point being the northeast corner of Lot No. 76; thence southerly along the easterly margin of Lot No. 76, 52 feet, more or less, to a point in the new proposed southerly right of way line of Miami Avenue; thence westerly along the new proposed southerly right of way of Miami Avenue 87 feet to a point in the westerly line of Lot 76; thence northerly along the westerly line of Lot 76, 36 feet more or less, to the point of beginning.

Being part of the same property conveyed to Eamon J. Baghernejad and Danielle Marcella Baghernejad, husband and wife by deed of record in Instrument No. 20180814-0080028, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 2690 Miami Avenue, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my/our hands this 27th day of April, 2026.

x _____
Eamon J. Baghernejad

x _____
Danielle Marcella Baghernejad

State of WASHINGTON
County of WHATCOM

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Eamon J. Baghernejad and Danielle Marcella Baghernejad the bargainor(s), 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 and seal this 27th day of April, 2026.

x _____
Notary Public
My Commission Expires: 1/22/29

File No.: 23079

Steve Malpezzi
State of Washington
Notary Public
Commission No. 21007559
My Commission Expires January 22, 2029

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26-2690