RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-38228-26

Karen Johnson Davidson County
Batch# 1413986 DEEDWARR
05/01/2026 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260501-0038728

WARRANTY DEED

TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April 2026

NOTARY PUBLIC

My commission expires: 11-28-26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassanali Nouri and Bahareh Zaki 5232 Ridgefalls Way Antioch, TN 37013	Same address as new owner	173-04-0A-200-00 CO

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($445,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BAYRON JOSE MOLINA REYES AND ANA MARITZA BONILLA LARREINAGA, A MARRIED COUPLE** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HASSANALI NOURI AND BAHAREH ZAKI, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 200 on the Plan of Phase Two, Oak Highlands, a planned unit development, of record in Instrument #19991213-0302267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bayron Jose Molina Reyes and Ana Maritza Bonilla Larreinaga, a married couple, from CHM Real Estate, Inc., by Warranty Deed dated May 17, 2021 and recorded May 26, 2021 in Instrument #20210526-0071197, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 5232 Ridgefalls Way, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30th day of April, 2026

GRANTOR(S)

Bayron Jose Molina Reyes

Ana Maritza Bonilla Larreinaga

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Bayron Jose Molina Reyes and Ana Maritza Bonilla Larreinaga, 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 the 30th day of April, 2026.

Notary Public

Jamison B Brown

Printed Notary Name

My commission expires: 9/19/28

Jamison B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Apnl 30, 26 (date of document).

Jennifer Pennell

Apnl 30, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Apnl 30, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal