# WARRANTY DEED

Karen Johnson
Batch # 1415036
05/04/2026 09:16:55 AM
Fees: $13.00 Taxes: $1,628.00

Davidson County
DEEDWARR
2 pgs

20260504-0039215

KIM DEBERRY NOTARY PUBLIC TENNESSEE My Comm Exp. June 23, 2027 COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Afshin Erfani | Afshin Erfani | 14-11 |
| (NAME) | (NAME) | |
| 6585 Clarksville Pike | 5105 Hwy 41A | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | Joelton TN 37080 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20260615 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joshua E. Graves, Sr.** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Afshin Erfani,** 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. :

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an existing 2 inch iron pipe at the common corner of Betsy H. Heard (Inst. No. 20070312-0030295, RODC) and in the south right-of-way of Highway 41A (also known as Clarksville Pike or State Highway 112) (70 foot right-of-way). Thence with said right-of-way with a curve turning to the left with an arc length of 234.45 feet, with a radius of 5765.00 feet, with a chord bearing of S 56°13'34"E with a chord length of 234.44 feet to a set iron rod at the edge of an existing concrete drive and common corner to Oren Devore (DB 10901, pg 592, RODC); thence with said Devore S 20°00'21"W a distance of 150.16 feet to a set iron rod at a chain link fence corner and common corner to William Carver (Inst. No. 20060328-0035077 RODC); thence with said Carver N 56°49'09"W a distance of 87.73 feet to an existing iron rod at a wooden fence post and common corner of Lloyd Owen (DB 7149, pg 227, RODC); thence with said Owen N 56°01'33"W a distance of 49.27 feet to an existing iron rod and common corner to Tommy Owen (Inst. No. 20020522-0062261, RODC); thence with said Owen N 55°35'49"W a distance of 62.87 feet to an existing iron rod and common corner to Roy Beeler (DB 7880 pg 768, RODC); thence with said Beeler N 56°33'35"W a distance of 49.96 feet to an existing wooden fence post in the east line of Heard; thence with said Heard N 25°51'00"E a distance of 147.59 feet to an existing 2 inch iron pipe which is the point of beginning, **having a area of 35246.3 square feet, 0.81 acre, more or less,** according to survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146.

BEING the same property conveyed to Phillip A. Carr, unmarried and Phillip R. Carr, married, by Quitclaim Deed from Phillip A. Carr, unmarried, dated 10/04/2013 and filed of record in Inst. No. 20131008-0105663, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Joshua Graves, a married man, by Warranty Deed from Phillip A. Carr and Phillip R. Carr, dated 04/16/2026 and filed of record in Inst. No. 20260417-0031597, Register's Office for said County.

Joshua Graves and Joshua E. Graves Sr. being one and the same person.

Unimproved ☒

This is improved ☐ property, known as 6585 Clarksville Pike, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of April, 2026

Joshua E. Graves, Sr.

Toni M. Graves

STATE OF Tennessee )
County OF Robertson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joshua E. Graves, Sr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of April, 2026.

Notary Public
My Commission Expires:

KIM DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 23, 2027
COUNTY OF ROBERTSON