Karen Johnson Davidson County
Batch # 1420859 DEEDWARR
05/14/2026 02:50:54 PM 3 pgs
Fees: $18.00 Taxes: $3,533.50
20260514-0043583

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is **$955,000.00.**

Affiant

Subscribed and sworn to before me
This 5 day of May, 2026.

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Notary Public

My Commission Expires: 3/5/30

Address New Owners as:	Tax Bill To:	Map / Parcel
Omid and Nemat, LLC 2719 Nolensville Pike Nashville TN 37211	New Owners	119 09 061.00

This instrument was prepared by: Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Sabrina Y. Shoulders** (The "Grantor(s)"), has bargained and sold, and by these presents does transfer and convey unto **Omid Gourbandi Dehghani, a married man as his sole and separate property and Nemat Ghanbari Kahyani, a married man as his sole and separate proeprty** (The "Grantee(s)"), Grantee's heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on Revised and Corrected Plan of Thompson and Rings Subdivision of Edenwold Park , as of record in Book 332, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts on the westerly side of Nolensville Pike and runs back between parallel lines of 150 feet to an alley.

Being the same property conveyed to Sabrina Y. Shoulders, married, by deed from Capital Bank and Trust Company, a Tennessee banking corporation, of record in Instrument Number 20030311-0031675.

This is improved property commonly known as 2719 Nolensville Pike, Nashville, TN 37211.

This conveyance is subject to the following:

1. Subject to all matters on plat recorded in Book 332 Page 29.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of May, 2026.

Grantors:

Sabrina Y. Shoulders

By: Sabrina Y. Shoulders

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within name **Sabrina Y. Shoulders**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of May, 2026.

Notary Public

My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030