#18060

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

Karen Johnson
Batch # 1421842
05/19/2026 08:20:29 AM
Fees: $13.00 Taxes: $1,295.00
20260519-0044479

Davidson County
DEEDWARR
2 pgs

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-08-2026

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Jgar Amedi and Zhyan Amedi	United Wholesale Mortgage LLC	176-01-0-029.00
(NAME) 3800 Round Rock Drive	(NAME) 585 S. Blvd. E.	
(ADDRESS) Nashville, TN 37013	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 legal sufficiency of which are hereby irrevocably acknowledged, Robert Stokes and Tammi Stokes, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Jgar Amedi, an unmarried man, and Zhyan Amedi, a married woman, as tenants in common , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot Number 115 on the Plan of Final Plat, Hickory Woods, Section A, of record in Plat Book 6900 at Page 511, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Stokes and Tammi Stokes, husband and wife by Warranty Deed from Balogun Cobb and wife, Melvenia Cobb of record in Instrument No. 20180212-0013850 Register's Office for Davidson County, Tennessee, dated February 09, 2018 and recorded on February 12, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 3800 Round Rock Drive, Nashville, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15 day of May, 2026

Robert Stokes

Tammi Stokes

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 15th day of May, 2026, before me personally appeared Robert Stokes and Tammi Stokes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2026.

Gena R Capps
Notary Signature
My commission expires: 08-21-2027

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD