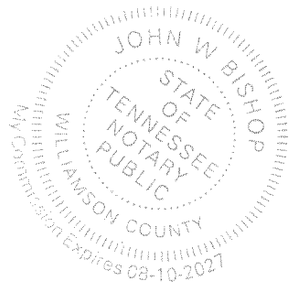
Karen Johnson Davidson County
Batch# 1424061 DEEDWARR
05/22/2026 07:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,774.00
20260522-0046696

WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,020,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reza Hadioonzadeh and Atena Talebzadeh, husband and wife	ResiCentral, LLC	
(NAME) 799 Summit Oaks Ct	(NAME) 19417 Shumard Oak Dr, Unit 102	128-15-0E-055.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Land O'Lakes, FL 34638	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Mandy Development LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Reza Hadioonzadeh and Atena Talebzadeh, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Final Plat of Phase I, Section 4, Still Springs Ridge of record in Plat at Instrument No. 20230519-0037756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mandy Development LLC, a Tennessee limited liability company by Warranty Deed from Merko Investments LLC, a Texas Limited Liability Company of record in Instrument No. 20241107-0086528 Register's Office for Davidson County, Tennessee, dated November 5, 2024 and recorded on November 7, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 799 Summit Oaks Court, Nashville, TN 37221

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 hand this 20th day of May, 2026.

Mandy Development LLC, a Limited Liability Company

By: _____ member
Yildirim Yilmaz, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

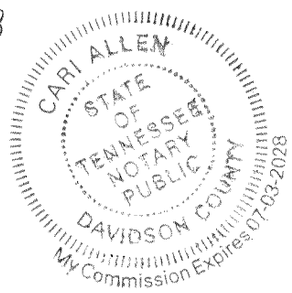
Before me, Cari Allen, notary public of the state and county mentioned, personally appeared Yildirim Yilmaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Mandy Development LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Mandy Development LLC as Member.

Witness my hand and seal, at office in Nashville, TN, this 20th day of May, 2026.

_____
Notary Signature

Printed Name: Cari Allen

My commission expires: 7-3-28



True Copy Certification

I, **Denise Woods,** 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 this the 20 day of May, 2026.

Denise Woods
Affiant Signature
Date 5-20-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027