Return to:
Magnolia Title
1104 Fatherland St
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1426299 DEEDWARR
05/28/2026 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20260528-0048300

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454167

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $278,000.00.

Brandon Lippman
Affiant

Subscribed and sworn to before me, this 26th day of May, 2026.

Pam Autry
Notary Public
My Commission Expires: _____

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ahmad Reza Nazariat 1791 Red Jacket Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 173-05-0A-057.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory Allen and Angela Allen, husband and wife and Tucker James Allen, a single man** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ahmad Reza Nazariat, unmarried**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium Unit(s) located in Davidson County, Tennessee, being Unit No. 57, together with the appurtenant interest in the common elements of Barnes Crossing Condominiums established by The Declaration of Barnes Crossing of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and in Instrument No. 20071227-0147998 Register' s Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "D" attached to the aforementioned Declaration.

Being the same property conveyed to GREG ALLEN AND ANGELA CLARKE, HUSBAND AND WIFE, AND TUCKER JAMES ALLEN, by deed from ADAM BURNS AND ALEXANDRA BURNS, HUSBAND AND WIFE, of record in Instrument No. 20211014-0138247, dated October 12, 2021, said Register's Office.

Angela Clarke having since married and is now known as Angela Allen.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 173-05-0A-057.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, said Register's Office.

Matters shown on the Boundary Plan of record in Instrument No. 20050128-0010427, said Register's Office.

Right-of-Way Dedication of record in Instrument No. 20050811-0095171, said Register's Office. Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109630, said Register's Office.

This is improved property located at 1791 Red Jacket Drive Antioch TN 37013

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2026.

Gregory Allen

Angela Allen

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory Allen and Angela Allen, 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, at office, this 26th day of May, 2026.

Jennifer R Johnson
Notary Public

My Commission Expires: 08/29/27

JENNIFER R JOHNSON
State of Florida - Notary Public
Commission # HH 408604
My Commission Expires Aug. 29, 2027

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2026.

Tucker James Allen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tucker James Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2026.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON
My Commission Expires November 14, 2029

Certificate of Authenticity

I, Pam Autry, 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 5/26/26.

Date

Affiant Signature

5/26/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of May, 2026.

Notary's Signature

My Commission Expires: 05/08/2029

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029