WARRANTY DEED

Karen Johnson Davidson County
Batch# 1427974 DEEDWARR
06/04/2026 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260604-0050562

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $675,000.00

B. Cortez
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/02/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/14/2028

CAROLYN CURDO NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 7035-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Arie Soran Bekhtyar and Francesca Rose Ciavarella	Texana Bank	172-02-0-090.00
713 Farrell Rd Building	1680 Keller Pkwy	
Nashville, TN 37220	Keller, TX 76248	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Harmony R. Theory and Edde Theory, a married couple and Valerie Ramirez, an unmarried person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arie Soran Bekhtyar, an unmarried man and Francesca Rose Ciavarella, an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 95 on the Plan of Section 5, Myrtlewood Estates of record in Plat Book 6250, Page (s) 910 and 911, 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 Harmony R. Theory and Edde Theory, a married couple and Valerie Ramirez, an unmarried person by Warranty Deed from Brock Short, Jr., a married man, and Brock D. Short, a married man of record in Instrument No. 20200929-0111825 Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on September 29, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6120 Stillmeadow Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on June 2, 2026}.

Harmony R. Theory

Edde Theory

Valerie Ramirez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Harmony Theory, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 2, 2026.

Notary Public

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 9-16-2029

STATE OF CALIFORNIA

COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, Edde Theory, and Valerie Ramirez, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 1, 2026.

Notary Public

My Commission Expires: 01/01/2028

SEHONG PARK
Notary Public - California
Los Angeles County
Commission # 2478025
My Comm. Expires Jan 1, 2028

True Copy Certification

I, Yvette Meldrum, 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 June 2, 2026.

Signature

June 2, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 2nd day of June, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY