Karen Johnson Davidson County
Batch# 1432597 DEEDWARR
06/11/2026 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20260611-0052873

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me this 5th day of June, 2026.

Notary Public
My commission expires: 12/9/28

APRIL SUMRALL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-9-2028

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Paria Pear Majidian Nicholas Dean Bearden 8158 Old Springfield Pike Goodlettsville, TN 37072	**New Owners**	012-00-0-083

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Brady Josephson and Elizabeth Josephson, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Paria Pear Majidian, an unmarried woman and Nicholas Dean Bearden, an unmarried man, 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:

Being Lot No. 4 on the Plan of Hardiman Subdivision, as shown on plat of record in Plat Book 5800 Page 103, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Brady Josephson and Elizabeth Josephson, husband and wife, by deed from Lauren A. Amos, an unmarried woman of record in Instrument No. 20220602-0063795, Register's Office for Davidson County, Tennessee, and dated May 27, 2022.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Hardiman of record in Plat Book 5800 Page 103 Register's Office for Davidson County, Tennessee.

3. Maintenance Agreement for a private road of record in Book 5947 Page 892 Register's Office for Davidson County, Tennessee.

4. Water/Sewer Easement Agreement of record in Instrument No. 20250411-0027554 Register's Office for Davidson County, Tennessee.

This property is improved property known as 8158 Old Springfield Pike, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of May, 2026.

Brady Josephson

Elizabeth Josephson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of May, 2026, before me personally appeared Brady Josephson and Elizabeth Josephson, 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 28th day of May, 2026.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202606110052873

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 5. 2026

Affiant Signature

10th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

