Karen Johnson Davidson County
Batch# 1432634 DEEDWARR
06/11/2026 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20260611-0052923

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39244	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 10th day of June, 2026. Notary Public My Commission Expires: 4/1/30

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
My Commission Expires April 01, 2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elious Hedayat and Kareem Hedayat 7305 Weston Way Nashville, TN 37221		Map and Parcel No.: 142 10 0A 003.00

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, Samuel Davidson and Heather Davidson, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Elious Hedayat and Kareem Hedayat, wife and husband ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7305 Weston Way, Nashville, TN 37221.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 2nd day of June, 2026.

GRANTOR:

Heather Davidson

Samuel Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Davidson and Heather Davidson, 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 2nd day of June, 2026.

Notary Public
My Commission Expires:

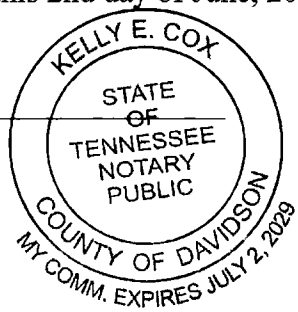


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2A, on the Plan of WESTON WAY CONDOMINIUMS, amended, as shown on Exhibit C to the Amendment to Master Deed for Horizontal Property Regime WESTON WAY, PHASE II and Addition of New Units, of record in Book 6370, Page 577, as established by the Master Deed of record in Book 5935, Page 676 (erroneously referenced in prior deed as Book 5935, Page 677), as amended in Book 6370, Page 577; Book 7517, Page 115; Book 7517, Page 131; Book 8560, Page 34; Instrument No. 20130222-0018132 and Instrument No. 20210615-0080812, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel Davidson and Heather Davidson, husband and wife, by Warranty Deed from The Estate of Emily Ann Stallings Davidson, of record in Instrument No. 20170504-0044180, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017 and recorded on May 04, 2017.

Being the same property conveyed to Ann Stallings Davidson, by Warranty Deed from Bobbie L. Eades, unmarried, of record in Book 10538, Page 364, in the Register's Office of Davidson County, Tennessee, dated July 22, 1997 and recorded on July 22, 1997. The said Ann Stallings Davidson having since died on March 12, 2012. Emily Ann Stallings Davidson is one and the same person as Ann Stallings Davidson, deceased. See Probate Docket No. 16P1806, in the Circuit Court of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTON WAY, as recorded in Plat Book 5210, Page 89.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE II, WESTON WAY CONDOMINIUMS, as recorded in Plat Book 5800, Page 95.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTON WAY, PHASE II Condominium of record in Book 5935, Page 676, as amended in Book 6370, Page 577; Book 7517, Page 115; Book 7517, Page 131; Book 8560, Page 34; Instrument No. 20130222-0018132 and Instrument No. 20210615-0080812; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
7. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5423, Page 573, as amended in Book 5426, Page 157.

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered 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.

Affiant Signature

June 8, 2026

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 8th day of June, 2026.

Notary Signature

My Commission Expires: 4/1/30

NOTARY'S SEAL

