Karen Johnson Davidson County
Batch# 1443157 DEEDWARR
07/08/2026 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20260708-0061401

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $190,000.00.

Affiant

Subscribed and sworn before me this the 1st day of July, 2026.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hazhir Derakhshan	New Owner	006-00-0 057.00 & 058.00
2420 Baker Rd Goodlettsville, TN 37072		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ADKINS AND REID HOLDINGS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HAZHIR DERAKHSHAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A tract of land in the 10th Civil District of Davidson County, Tennessee, on Baker Station Road, being Tracts 8 and 9 of the unrecorded subdivision of the Zack Meyers Land, and described as follows:

Beginning at a point in the L&N Railroad Right-of-Way; said point being North 18 degrees West 200 feet, more or less, from the Northeast corner of the land conveyed to James C. King, et ux, by deed from Zack O. Meyers, et ux, as of record in Book 3840, page 130, Register's Office for said county; thence with said L&N Railroad Right-of-Way North 18 degrees West 200 Feet, more or less, to a point, a corner to Tract No. 10 of these lands; thence with the line of Tract No. 10 South 78 degrees 30 Minutes West 863 feet, more or less, to a point on hill; thence South 29 Degrees East 227 feet, more or less, to a point and corner of Tract No. 7, thence North 78 Degrees 30 Minutes East, 820 feet, more or less, to the point of beginning.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Also included in this conveyance is a mobile home with a Serial No. of 115A0775AB manufactured on 6/02/1988 by Redman Homes.

Subject to that portion of Baker Road that runs through said property.

Being the same property conveyed to Adkins And Reid Holdings, LLC, An Arkansas Limited Liability Company, by deed dated 04/20/2026, from Amanda Mangels and Audrey Mangels and Dylan Eugene Mayer, of record in Instrument 20260422-0033433, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2420 Baker Rd, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of July, 2026.

Adkins and Reid Holdings LLC

By TA Holdings LLC

BY: _____
Tristan Adkins, Member

Good Boy Real Estate LLC

BY: _____
Matthew Collin Reid, Member

STATE OF Arkansas
COUNTY OF Craighead

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tristan Adkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, TA Holdings LLC, and that he, as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Tristan Adkins as such member.

Witness my hand and official seal this 1st day of July, 2026.

My Commission Expires: 11-4-2035

_____
Notary Public

STATE OF Arkansas
COUNTY OF Craighead

Melissa A. Carney
★ NOTARY PUBLIC ★
Craighead County, Arkansas
Commission # 12696106
My commission expires 11/4/2035

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew Collin Reid, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, Good Boy Real Estate LLC, and that he, as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Matthew Collin Reid as such member.

Witness my hand and official seal this 1st day of July, 2026.

My Commission Expires: 11-4-2035

_____
Notary Public

Melissa A. Carney
★ NOTARY PUBLIC ★
Craighead County, Arkansas
Commission # 12696106
My commission expires 11/4/2035

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/1/26. (date of document).

Affiant Signature

7/7/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

