Karen Johnson Davidson County
Batch# 1443170 DEEDWARR
07/08/2026 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20260708-0061421

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-9312-CL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2026.

Notary Public
My Commission Expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohammad Masood Sakhi 3076 Brookview Forest Dr. Nashville, TN 37211	New Owner	180 04 0B 074.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Aldo Roger Garcia Landaburu a/k/a Aldo R. Garcia, married** (individually and/or collectively, "Grantor"), transfer and convey unto **Mohammad Sakhi, a married man** (individually and/or collectively, "Grantee"), 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. 106 on the Plan of BROOKVIEW FOREST, PHASE II, as of record in Instrument No. 20040629-0076755, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Aldo R. Garcia, married, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, of record in Instrument No. 20050720-0084314, in the Register's Office of Davidson County, Tennessee, dated July 15, 2005 and recorded on July 20, 2005.

Elvira Alcira Quinones Boza joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **3076 Brookview Forest Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee that we 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; and I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 29th day of June, 2026.

GRANTOR:

Aldo Roger Garcia Landaburu a/k/a Aldo R. Garcia

Aldo Roger Garcia Landaburu a/k/a Aldo R. Garcia

Elvira Alcira Quinones Boza

Elvira Alcira Quinones Boza

STATE OF GEORGIA
COUNTY OF DEKALB

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aldo Roger Garcia Landaburu and Elvira Alcira Quinones Boza, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of June, 2026.

Notary Public
My Commission expires: 8/31/2029

OFFICIAL SEAL
ALPHONSO SALLEY
NOTARY PUBLIC-GEORGIA
DEKALB COUNTY
My Comm. Expires August 31, 2029

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 6/29/26 (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

