WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443273 DEEDWARR
07/08/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260708-0061571

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2026.

Notary Public

My commission expires: 11-5-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ray Raham Mahoubi and Lisa Marie Mahoubi, Trustees of The Ray Raham Mahoubi and Lisa Marie Mahoubi Revocable Living Trust dated December 17, 2003	NEW OWNER	103-16-0B-063-00
4215 Harding Pike		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew Robert Herner and Lisa Jean Herner, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ray Raham Mahoubi and Lisa Marie Mahoubi, Trustees of The Ray Raham Mahoubi and Lisa Marie Mahoubi Revocable Living Trust dated December 17, 2003

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 604 on the Plan of Windsor Tower Condominium Apartments, of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee, for a more complete description thereof and being a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, and as established by a Master Deed for 4215 Harding Road Homeowners Association of record in Book 5313, Page 338, amended in Book 8666, Page 789, Instrument No. 20131217-0127081, Instrument No. 20210208-0017527, and Instrument No. 20251117-0091222, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto in Book 5313, Page 358, and amended in Instrument No. 20251117-0091223, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Matthew Robert Herner and Lisa Jean Herner, husband and wife, by Warranty Deed, dated March 07, 2024, from Kay B. Wilwayco, unmarried, of record in Instrument No. 20240308-0016096, in said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 103-16-0B-063-00.

All matters shown on the Plan of record in Plat Book 5200, Page 71, Register's Office for Davidson County, Tennessee.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 4215 Harding Road Homeowners Association Condominiums of record in Book 5313, Page 338, and amended in Book 8666, Page 789, Instrument No. 20131217-0127081, Instrument No. 20210208-0017527, and Instrument No. 20251117-0091222, By-Laws appended thereto in Book 5313, Page 358, and amended in Instrument No. 20251117-0091223, said Register's Office.

Charter of 4215 Harding Road Homeowners Association of record in Book 5297, Page 370, said Register's Office.

All matters shown on the Plan of record in Plat Book 547, Page 31, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 3956, Page 943, said Register's Office.

Easement and Right of Entry Agreement to VSC Cable, Inc., dba Viacom Cable of record in Book 9486, Page 948, said Register's Office.

Grant of Easements to Comcast of Nashville I, LLC, of record in Instrument No. 20110301-0016521, and Instrument No. 20161212-0130101, said Register's Office.

This is improved property, known as 4215 Harding Pike, Unit 604, Nashville, TN 37205.

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) that I/we am/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 7 day of July, 2026.

Matthew Robert Herner

Lisa Jean Herner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Matthew Robert Herner and Lisa Jean Herner, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of July, 2026.

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/19/28

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on July 7, 2026.

Tracey Perry
Signature

Date: 7-8-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 8th day of July, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028