WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

Karen Johnson Davidson County
Batch # 1444015
07/10/2026 03:10:12 PM
Fees: $13.00 Taxes: $2,349.50
20260710-0062554
DEEDWARR 2 pgs

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

JM-CB-26-6953

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryber G. Ali **Bijian A. Tahir**	**Dart Bank**	
(NAME) **6953 Harpeth Glen Trace**	(NAME) **PO BOX 40**	**155-03-0D-039.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Mason, MI 48854**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE EVELYN W. PARET REVOCABLE TRUST DATED AUGUST 5, 2025,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYBER G. ALI, UNMARRIED AND BIJIAN A. TAHIR, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 39 on the Plan of First Revision Section 2, Allens Green of record in Plat Book 9700, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evelyn W. Paret, Trustee, and her successors in trust, of the Evelyn W. Paret Revocable Living Trust by Quitclaim Deed from Evelyn W. Paret, single of record in Instrument No. 20250811-0063471 Register's Office for Davidson County, Tennessee, dated August 05, 2025 and recorded on August 11, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 9700, Page 109, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9231, Page 789, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 9231, Page 816 and amended in Instrument No. 20180907-0088629 and Instrument No. 20210614-0080009, in the Register's Office for Davidson County, Tennessee.
- Charter for Allens Green Homeowners Association of record in Book 9231, Page 826, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 8626, Page 884, in the Register's Office for Davidson County, Tennessee.
- Permanent Drainage and Temporary Construction of record in Book 8278, Page 236, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 9278, Page 36, in the Register's Office for Davidson County, Tennessee.
- Deed to Homeowners Association for Open Space of record in Book 11411, Page 193, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 9227, Page 976, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6953 Harpeth Glen Trace, Nashville, Tennessee 37221**.

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; and we do covenant with the said GRANTEE(S) 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 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(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 the 8th DAY OF JULY, 2026.

The Evelyn W. Paret Revocable Trust dated August 5, 2025

BY: _____
Evelyn W. Paret
Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVELYN W. PARET, TRUSTEE of THE EVELYN W. PARET REVOCABLE TRUST DATED AUGUST 5, 2025, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of July, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212