Karen Johnson Davidson County
Batch# 1448045 DEEDWARR
07/16/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20260716-0064592

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

B-SH-26-827B

**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) |
|---|---|---|
| **Emily Read and Daniel Razinoubakht** | United American Mortgage Corporation | |
| (NAME) | (NAME) | **072 09 3U 002.00** |
| **827 B Delmas Ave** | 3198 Airport Loop Drive, Suite F | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | Costa Mesa, CA 92626 | |
| (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, **R & G REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY READ, AN UNMARRIED WOMAN, AND DANIEL RAZINOUBAKHT, AN UNMARRIED MAN, AS JOINT TENANTS 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 827-B of EIGHTTWENTYSEVEN DELMAS AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing EIGHTTWENTYSEVEN DELMAS AVENUE, a Horizontal Property Regime, of record in Instrument No. 20250121-0004418 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to R & G Realty, LLC, by Warranty Deed from William Lee Renick Jr. Revocable Living Trust Dated 12/13/31, of record in Instrument No. 20241121-0091228, in the Register's Office of Davidson County, Tennessee, dated November 20, 2024 and recorded on November 21, 2024.

This conveyance is subject to:

- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST HILL ADDITION, as recorded in Plat Book 332, Page 33.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20250121-0004418.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20251210-0098142.
- Easement for Right of Way, recorded in Book 2346, Page 347 and Book 11595, Page 221.
- Charter for Eighttwenty Seven Delmas Avenue Homeowners Association, Inc., Instrument No. 20250220-0012359.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **827 B Delmas Ave, Nashville, Tennessee 37216**.

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 9th DAY OF JULY, 2026.

R & G Realty, LLC.

BY: Joseph M Roberts III
Joseph M Roberts, III
Member

BY: Michael Gorey
Michael Gorey
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M ROBERTS, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of R & G REALTY, LLC. the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of July, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL GOREY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of R & G REALTY, LLC. the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of July, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

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

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 July 10. 2026

Affiant Signature

15th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202607160064592