Name and Address of New Owner:
Soma Ezzadpanah and Parvin Ezzadpanah
3797 Turley Drive
Nashville, TN 37211

Send Tax Bills To:
Soma Ezzadpanah and Parvin Ezzadpanah
3714 Hewlett Drive
Nashville, TN 37211

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148-05-0-035

Karen Johnson
Batch # 1457817
08/11/2026 10:04 AM
Fees: $13.00 Taxes: $1,431.90

Davidson County
DEEDWARR
2 pgs

20260811-0073830

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kristopher Maynard, married, as his sole and separate property**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Soma Ezzadpanah, a married woman, and Parvin Ezzadpanah, an unmarried woman, as tenants in common** , "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING AT A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF TURLEY DRIVE SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF LOT NUMBER 24 ON THE PLAN OF HAYWOOD HEIGHTS, SECTION2, RECORD IN BOOK 2663, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE NORTHERLY LINE OF SAID LOT NUMBER 24 AND CONTINUING WITH THE NORTHERLY LINE OF RESERVE PARCEL "A" ON THE PLAN OF HILLBROOK, SECTION 7, OF RECORD IN BOOK 3842, PAGE 249, SOUTH 85°45' WEST, PASSING THE REAR COMMON CORNER OF SAID LOT NUMBER 24 AND SAID RESERVE PARCEL "A" AT 178.5 FEET ON THE PLAN OF HILLBROOK, SECTION 3 OF RECORD IN BOOK 3300, PAGE 84, SAID REGISTER'S OFFICE; THENCE, NORTH 85°45' EAST 300 FEET TO A POINT IN THE WESTERLY MARGIN OF TURLEY DRIVE; THENCE WITH THE WESTERLY MARGIN OF TURLEY DRIVE, SOUTH 0°50' WEST 160 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Kristopher Maynard, married, as his sole and separate property, by Warranty Deed dated December 22, 2016 from Brittany L. Maynard, widow, recorded December 30, 2016 in Instrument No. 20161230-0137231 in the Register's Office.

This property is not the homestead or current residence of the grantor or his spouse.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of August, 2026.

(SEAL)
Kristopher Maynard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2026, before me personally appeared Kristopher Maynard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2026.

Notary Signature
My commission expires: 5-12-30

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $387,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of August, 2026.

Notary Public
My commission expires: 1/30/29
File No. 2026-9071-MA

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029