Karen Johnson Davidson County
Batch# 1459681 DEEDWARR
08/14/2026 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260814-0076101

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/15/28
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH26-11688

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shervin Shahriari and Sayena Sajadi 4544 Xavier Drive Antioch, TN 37013	New Owners	148-08-0-130-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Basil E. Timoschuk**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shervin Shahriari and Sayena Sajadi, husband and wife,** hereinafter called the Grantees, their successors and assigns, 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, Section 2, as recorded in Book 4798, page 325, Register's Office of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 106, on the Plan of Oakwood Terrace, Section II, as of record in Book 4460, Pages 118 and 119, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Basil E. Timoschuk by Executor's Quitclaim Deed from Basil E. Timoschuk, as Executor of the Estate of Ava Nell Timoschuk, deceased of record as Instrument No. 20230213-0010494, in the Register's Office for Davidson County, Tennessee, dated February 10, 2023 and recorded on February 13, 2023.

Being the same property conveyed to Ava Nell Timoschuk by Warranty Deed from James A. Towry and Mary Melissa Towry of record as Book 5644, Page 714, in the Register's Office for Davidson County, Tennessee, dated April 6, 1976 and recorded on August 29, 1980.

Basil E. Timoschuk and Basil Timoschuk are one and the same.

Parcel No.: 148 08 0 130.00
Being also known as 4544 Xavier Dr, Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4544 Xavier Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

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 hand this 10th day of August, 2026

Basil E. Timoschuk

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Basil Timoschuk, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 10th day of August, 2026.

Notary Public

My Commission Expires: ~~2/29/26~~ 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/26.

Affiant Signature – Joshua A. Terry

8/11/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/11/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27