WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2026.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 11-08-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Devonte Dejon Hoy	Old National Bank	050-02-0A-268.00
(NAME)	(NAME)	
1271 Havenbrook Drive	PO Box 918	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Evansville, IN 47706	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1461927 DEEDWARR
08/19/2026 11:56:30 AM 4 pgs
Fees: $23.00 Taxes: $995.30
20260819-0077163

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 considerations, the receipt of which is hereby acknowledged, I/we **MRDR, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Devonte Dejon Hoy, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 268, on the Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20100203-0008782, as corrected and amended in Instrument No. 20160225-0018112, as further amended in Instrument No. 20171116-0117974, as corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839, as further amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, of record in Instrument No. 20180105-0001817, as further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property), of record in Instrument No. 20190708-0066428, as amended in Instrument No. 20200804-0085685, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mehdi Razeghi and Roxann Razeghi, husband and wife as community property with right of survivorship by Warranty Deed from David E. Wells, an unmarried man, dated 11/15/2022, of record in Instrument No. 20221117-0122389, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MRDR, LLC, a Tennessee limited liability company by Quitclaim Deed from Mehdi Razeghi and wife, Roxann Razeghi, dated 12/13/2002, of record in Instrument No. 20221215-0130063, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1271 Havenbrook Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 13th day of August, 2026.

MRDR, LLC, a Tennessee limited liability company

BY: _____
Mehdi Razeghi, Member

BY: _____
Roxann Razeghi, Member

State of Tennessee
County of

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mehdi Razeghi and Roxann Razeghi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his or her oath acknowledged himself or herself to be the Members of MRDR, LLC, the within named bargainor, a Tennessee limited liability company, and that he or she as such member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Mehdi Razeghi and Roxann Razeghi as such Member.

Witness my hand and Official seal this 13th day of August, 2026.

See Attached California Jurat

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles } S.S.

Subscribed and sworn to (or affirmed) before me on this 12th day of August (Month),

20 26, by Mehdi Razeghi (Name of Signer (1)) and

Roxann Razeghi (Name of Signer (2)), proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary Public

Russell R. Hoyt, Notary Public

For other required information (Notary Name, Commission No. etc.)

RUSSELL R. HOYT
Notary Public - California
Los Angeles County
Commission # 2483398
My Comm. Expires Feb 29, 2028

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Warranty Deed

containing 2 pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 August 14th, 2026.

Affiant
Date: August 14th, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 14th day of August, 2026

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY