Karen Johnson Davidson County
Batch# 1462550 DEEDWARR
08/21/2026 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20260821-0077880

WARRANTY DEED

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $435 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF AUGUST 2026

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid State Title & Escrow, Inc
128 Holiday Ct Ste 125 Franklin, TN 37067

File No 2026-0930

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Mahir Hajibadri	Mahir Hajibadri	172 04 0A 060 00 CO
(NAME)	(NAME)	
1248 Brentwood Highlands Drive	1248 Brentwood Highlands Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty Five Thousand And No/100 Dollars ($435 000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IRAJ KAKROUD, AKA IRAJ K RAHIMI AND NAYYREH KEAKAJOURI, NOW NANCY KIA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAHIR HAJIBADRI, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 15 on the Plan of Phase Two, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Plat Instrument No 20000209-0013331, 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 Iraj K Rahimi and wife Nayyreh Keakajouri by Warranty Deed from Derek C Welch and Susan C Welch Husband and wife of record in Instrument No 20060512 0056042 Register's Office for Davidson County Tennessee dated May 10, 2006 and recorded on May 12 2006 Nayyreh Keakajouri had her name legally changed to Nancy Kia on March 26 2010

Subject to This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Taxes for the year 2026, a lien not yetdue and payable
Subject to This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions covenants, and restrictions (as may be amended or supplemented) all easements utility easements or rights of ways for public utilities that appear in the appropriate public records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 1248 Brentwood Highlands Drive Nashville, TN 37211
(House No) (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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this _____ day of _____, _____

IRAJ KAKROUD by Nancy K a ttorney-in-fact
Iraj Karkroud aka Iraj K Rahimi
BY Nayyreh Keakajouri now Nancy Kia attorney in fact

Nayyreh Keakajouri now Nancy Kia

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 14 day of August 20 26 before me personally appeared Nayyreh Keakajouri now Nancy Kia 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 (or persons) free act and deed

Notary Public

My Commission Expires 01/24/28

(SEAL)

BRANDON JOHN MILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned a Notary Public of said County and State, personally appeared Nayyreh Keakajouri now Nancy Kia with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney in fact for Iraj Kakroud aka Iraj K Rahimi the within bargainor(s), and that as such Attorney in Fact being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of Iraj Kakroud the within named bargainor(s) by the said Nayyreh Keakajouri, Now Nancy Kia as such Attorney in-Fact

Witness my hand and official seal, at office, on this 14 day of August, 2026

Notary Public

My Commission expires 01/24/28

BRANDON JOHN MILLS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 14, 2026.

J. Carlton Drumwright

August 14, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 14, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY