Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26014-AP

Karen Johnson Davidson County
Batch# 1462585 DEEDWARR
08/21/2026 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20260821-0077931

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $910,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2026.

Notary Public
My Commission Expires: _____

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Arman Momtazzadeh **5105 Hwy 41A** **Nashville TN 37080**	**Same As New Owner**	071-01-0J-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **X5 Construction LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Arman Momtazzadeh, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of the Homes at 421 Monticello Street created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at 421 Monticello Street, a horizontal property regime with private elements, of record in Instrument No. 20250102-0000400, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended. Reference is hereby made to the site-plan of Homes at 421 Monticello Street, attached as exhibit to said Declaration, as amended, the original plat of record in Book 57, page 138, said Register's Office, for a more complete identification and placement of such Unit.

Being part of the same property conveyed to X5 Construction LLC, a Tennessee limited liability company by Warranty Deed from Ann S. Barnes, Suzanne Sawyers Self, Lorenzo L. Sawyers, Jonathan K. Sawyers, James K. Sawyers,

David W. Sawyers and Edward Sawyers, dated January 21, 2020, recorded February 3, 2020, of record in Instrument No. 20200203-0012351 as corrected by Affidavit of Scrivener's Error of record in Instrument No.20250206-0009278, Register's Office for Davidson County, Tennessee.

This is improved property located at: **421 Monticello Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of August, 2026.

GRANTOR:

X5 Construction LLC, a Tennessee Limited Liability Company

By: _____
Christopher M. Corriveau, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Agent of X5 Construction LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of August, 2026.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

_____
Notary Public
My Commission expires: 3.21.2028

202608210077931

Certificate of Authenticity

I, Christian Reynolds, 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 18, 2026**.

Date

Affiant Signature

August 18, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **18** day of **August**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)