Karen Johnson Davidson County
Batch# 1469886 DEEDWARR
09/08/2026 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $388.50
20260908-0083190

WARRANTY DEED

CHARLES D LIGHTSEY 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 $105,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/01/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/22/30

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 11792-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Pouya Kalantari	Pouya Kalantari	069-00-0-251-00
1555 East Stewarts Lane, lot 11	124 Saranac Trl	
Nashville, TN 37218	Hendersonville TN 37075	

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,

Heritage Bank & Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pouya Kalantari, a married person

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, on the Final Plat of RICHARDS FARMS LOTS 1-11, as of record in Plat Instrument No. 20210309-0030935, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Heritage Bank & Trust, by Successor Trustee's Deed from Middle Tennessee Law Group, PLLC, a Tennessee Professional Limited Liability Company, Successor Trustee, of record in Instrument No. 20260515-0043787, in the Register's Office of Davidson County, Tennessee, dated May 13, 2026, and recorded on May 15, 2026.

Being part of the same property conveyed to Rock Home, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Wildflower Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220725-0084890, in the Register's Office of Davidson County, Tennessee, dated July 07, 2022, and recorded on July 25, 2022.

Being part of the same property conveyed to Rock Home, LLC, by Warranty Deed from Dwell Nash, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220524-0059899, in the Register's Office of Davidson County, Tennessee, dated May 17, 2022, and recorded on May 24, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1555 East Stewarts Lane, lot 11 Nashville, TN 37218

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on September 1, 2026

Heritage Bank & Trust

By: _____
Jacob Love, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Jacob Love, a Notary Public for the State and County aforesaid, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Agent of Heritage Bank and Trust and is authorized by said banking corporation to execute this instrument on its behalf.

Witness my hand and official seal, this September 1, 2026.

_____
Notary Public

My Commission Expires: 9-16-2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 11792-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

I, Kirsten Virden, 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 9-1-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 9-1-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM