Karen Johnson Davidson County
Batch# 1472166 DEEDWARR
09/14/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20260914-0084885

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th **DAY OF SEPTEMBER, 2026.**

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

Notary Public

MY COMMISSION EXPIRES: 4/29/30

(AFFIX SEAL)

04-NSH26-11787

Address of New Owner:	Send Tax Bills to:	Tax Information:
Masouma Rahmani and Wajiha Rahmani and Zainab Rahmani 3033 Brookview Forest DriveNashville, TN 37211	**New Owner**	180 04 0B 031.00

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, **Hoger Sairany and Cihan Sairany, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Masouma Rahmani and Wajiha Rahmani and Zainab Rahmani as Joint Tenants in Common with Rights of Survivorship,** 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:

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. 31 on the Plan of Final Plat of Brookview Forest, Phase I, Cluster Lot Option of record in Plat at Instrument No. 20030716-0099526, 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 Hoger Sairany and Cihan Sairany, husband and wife by Warranty Deed from Carol J. Whitcore, a single woman of record as Instrument No. 20200930-0112804, in the Register's Office for Davidson County, Tennessee, dated September 28, 2020 and recorded on September 30, 2020.

Parcel No.: 180 04 0B 031.00
Being also known as 3033 Brookview Forest Dr, Nashville, TN 37211

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: 3033 Brookview Forest Drive, Nashville, TN 37211

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 8th day of September, 2026

Hoger Sairany

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 Hoger Sairany, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 8th day of September, 2026.

Notary Public
My Commission Expires: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

WITNESS my hand this 18th day of August, 2026

Cihan Sairany

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 Cihan Sairany, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 18th day of August, 2026.

Notary Public
My Commission Expires: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 9-8-26 (date of document).

Affiant Signature

9-8-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 of Sept, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027