Karen Johnson Davidson County
Batch# 1472524 DEEDWARR
09/15/2026 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20260915-0085424

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/29/28
(AFFIX SEAL)

TONIA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

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

04-NSH26-11821

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sanaz Dashti 498 Hickory Glade Drive Antioch, TN 37013	NEW Owner	162-01-0C-074-00

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, **Martha Victoria Brantley, an unmarried person,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sanaz Dashti, an unmarried person,** 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, To-Wit:

A Certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 74 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, Page 889, as amended in Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Martha Victoria Brantley, an unmarried person by Warranty Deed from Kirssis Alvarez, an unmarried person and Rafael Jimenez, a married person of record Instrument No. 20010607-0060105 in the Register's Office for Davidson County, Tennessee, dated May 30, 2001 and recorded on June 07, 2001.

Parcel No.: 162-01-0C-074-00
Being also known as 498 Hickory Glade Drive, Antioch, TN 37013

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: 498 Hickory Glade Drive , Antioch, TN 37013

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 2nd day of September, 2026

Martha Victoria Brantley

Martha Victoria Brantley

STATE OF TENNESSEE,

COUNTY OF Bedford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Martha Victoria Brantley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Shelbyville, Tennessee, this 2nd day of September, 2026.

Notary Public

My Commission Expires: 6/8/2030

PAMELA SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathy Williams-Wrather *(custodian's name)*, 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 September 2, 2026 *(date of document)*.

Custodian's Signature — Date: 9/3/26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 3rd day of September, 2026.

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

Notary Public
MY COMMISSION EXPIRES: 2/29/28