WARRANTY DEED

Karen Johnson Davidson County
Batch # 1475577 DEEDWARR
09/21/2026 02:46:51 PM 4 pgs
Fees: $23.00 Taxes: $4,773.00

20260921-0087640

MJ-OR-26-900-901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER(S)
Darren Michael Black and Michelle Renbaum Black	**NEW OWNER**	
(NAME)	(NAME)	**092-16-0E-081.00-CO**
46 Holly Road		
(ADDRESS)	(ADDRESS)	
Waban, MA 02468		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BOBAK MOSTAGHASI, A MARRIED MAN AND CLAUDIA MOSTAGHASI, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARREN MICHAEL BLACK AND MICHELLE RENBAUM BLACK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 901 of The Adelicia, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Adelicia, a Condominium of record in Instrument Number 20060222-0020964, as amended and restated in Instrument No. 20071212- 0143307, and as amended in Instrument No. 20090818-0077786, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By- Laws 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 thererof; said Unit being depicted on Exhibit B to said Master Deed.

Being the same property conveyed to Bobak Mostaghasi, a single man and Claudia Mostaghasi, a single woman by Warranty Deed from Robert Frentzel, Trustee of the GMS Trust Agreement dates March 22,2019. of record in Instrument No. 20210519-0067585 Register's Office for Davidson County, Tennessee, dated May 12, 2021 and recorded on May 19, 2021.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 81, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20080529-0054570, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Adelicia of record in Instrument Number 20060222-0020964, as amended and restated in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement of record in Book 9412, Page 677, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20050802-0090098, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage in Favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20050803-0090595, in the Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels in favor of CRP Venture I, LLC of record in Instrument Number 20051213-0149361, in the Register's Office for Davidson County, Tennessee.
- Conservation Easement in favor of The Land Trust for Tennessee, Inc of record in Instrument Number

20071207-0141926, in the Register's Office for Davidson County, Tennessee.
- Charter of Adelicia Condominium Association, Inc. of record in Instrument Number 20050314-0027989 and Instrument No. 20060221-0020199, in the Register's Office for Davidson County, Tennessee.
- Restriction on Conveyance of Parking Space as contained in Quitclaim deed of record in Instrument Number 20100618-0047560, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 20th Avenue South, Unit 901, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF SEPTEMBER, 2026.

Bobak Mostaghasi

Claudia Alejandra Mostaghasi

Claudia Mostaghasi

Niloufar Rohani

Niloufar Rohani, spouse of Bobak Mostaghasi, hereby joins in this conveyance and does transfer and convey any and all marital interest Niloufar Rohani may have in and to the above-described tract or parcel of land.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me via audio-video communication, the undersigned, a Notary Public in and for said County and State, BOBAK MOSTAGHASI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of Sep[illegible]

Notarized online using audio-video communication technology

Shira Kingrey
Notary Public
My Commission Expires: _____
(SEAL)

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me via audio-video communication, the undersigned, a Notary Public in and for said County and State, CLAUDIA MOSTAGHASI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2026.

Notarized online using audio-video communication technology

Shira Kingrey
Notary Public
My Commission Expires: _____
(SEAL)

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me via audio-visual communication, the undersigned, a Notary Public in and for said County and State, NILOUFAR ROHANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of September, 2026.

Shira Kingrey
Notary Public
My Commission Expires: _____
(SEAL)

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Shira Kingrey
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 09/02/2029

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, John Gleaves do hereby make oath that I am 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 09/18/26.

Affiant Signature September 21, 2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 21ST day of September, 2026.

Notary's Signature

