Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
26-0204

Karen Johnson Davidson County
Batch # 1479057 DEEDWARR
10/01/2026 10:03:06 AM 3 pgs
Fees: $18.00 Taxes: $1,279.83

20261001-0090480

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,900.00

Karen Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2026

Kim Graves
Notary Public

Commission Expires: 8-1-28

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Charles Bertolino 8312 Rossi Road Brentwood, TN 37027	Primary Residential Mortgage 1480 North 2200 West Salt Lake City, UT 84116	181-11-0C-029.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Bawan Babanzadeh and Omar Abdulkarim Dohuky, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Charles Bertolino, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND Davidson County, Tennessee, being Unit 277 on the plan of the Villas at Concord Place, Phase 5, (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which plan reference is hereby made for a complete description of said property.

BEING the same property conveyed to Bawan Babanzadeh and Omar Abdulkarim Dohuky, wife and husband, by Quitclaim Deed from Bawan Babanzadeh, dated 10/3/2022 and recorded 10/4/2022 in Instrument No. 20221004-0109385; and being the same property previously conveyed to Bawan Babanzadeh by Quitclaim Deed from Omar A. Dohuky, pursuant to the Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 18D809, dated 12/8/2020 and recorded 5/12/2021 in Instrument No. 20210512-0063769; and being the same property previously conveyed to BaWan Babanzadeh by Warranty Deed from Jason Dean and wife, Megan Dean, dated 9/4/2013 and recorded 9/25/2013 in Instrument No. 20130925-0100676, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8312 Rossi Road, Brentwood, TN 37027

Record & Return To:
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383 E. Main St., Ste 110
Hendersonville, TN 37075

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of September, 2026.

Bawan Babazadeh
Bawan Babanzadeh

Omar Abdulkarim Dohuky
Omar Abdulkarim Dohuky

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bawan Babanzadeh and Omar Abdulkarim Dohuky** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at via audio and video communication on Proof.com this 29th day of September, 2026.

NOTARY PUBLIC STATE OF TEXAS

Alexis Trice
ID NUMBER
133454288
COMMISSION EXPIRES
November 17, 2029

Alexis Trice
Notary Public
My Commission Expires: 11/17/2029

(Notary Seal)

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Kayla Johnson, 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 on 9/29/26.

Kayla Johnson

Affiant Signature

9/30/26

Date:

STATE OF TN

COUNTY OF SUMNER

Sworn to and subscribed before me by Kayla Johnson on this 29th day of September 2026.

Kim Graves

Notary's Signature

My Commission Expires: 8.1.28

