Karen Johnson Davidson County
Batch# 1480646 DEEDWARR
10/05/2026 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20261005-0091501

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-10398-WSC

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $412,000.00.

Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 1st day of October, 2026.

Notary Public
My Commission Expires: 8/21/27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Armin Gholami and Haydeh Hemmat P.O. Box 121 Neffs, PA 18065	New Owner	042 08 0 011.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Berkeley P. Reid and Teresa A. Gainous, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Armin Gholami, a single man, and Haydeh Hemmat, a married woman, as joint tenants with rights of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 91 on the plan of MADISON MEADE, SECTION II, as of record in Plat Book 3700, Page 107, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Nesbitt Lane at the corner of Lots Nos. 90 and 91; thence with the line between said lots, Northerly 206.86 feet to a point in the Southerly line of Lot No. 93 on said plan; thence with the line between Lots 91, 93 and 92, Easterly 204.42 feet to a point in the Westerly margin of Grayland Drive; thence with the margin of the same, Southerly 180 feet to a point at the beginning of a curve; thence around said curve, Southwesterly 39.27 feet to point in the Northerly margin of Nesbitt Lane; thence with the margin of the same Westerly 164.71 feet to the point of beginning.

Being the same property conveyed to Berkeley P. Reid and Teresa A. Gainous, Husband and Wife, tenants by the entirety, by Quitclaim Deed from Berkeley P. Reid, herein joined by spouse, Teresa A. Gainous, of record in Instrument No. 20260302-0016200, in the Register's Office of Davidson County, Tennessee, dated September 17, 2025 and recorded on March 02, 2026.

Being the same property conveyed to Berkeley P. Reid, by Quitclaim Deed from Marlene Holland, of record in Instrument No. 20070103-0000915, in the Register's Office of Davidson County, Tennessee, dated December 21, 2006 and recorded on January 03, 2007.

Being the same property conveyed to Berkeley P. Reid, unmarried, and Marlene Holland, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Margaret W. Earheart, unmarried, of record in Instrument No. 20010904-0095056, in the Register's Office of Davidson County, Tennessee, dated August 29, 2001 and recorded on September 04, 2001.

This is ☒ improved or ☐ unimproved property located at: **400 Nesbitt Ln, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2026.

GRANTOR:

Berkeley P. Reid

Teresa A. Gainous

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Berkeley P. Reid and Teresa A. Gainous, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of October, 2026.

Notary Public
My Commission expires: 11/17/2029

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10/1/2026 (date of document).

Affiant Signature

10/1/2026
Date

State of Tennessee
County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL