This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18698-DJ

Karen Johnson Davidson County
Batch# 910384 DEEDWARR
08/30/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220830-0097784

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this the ~~1st~~ 29 day ~~of September~~ August, 2022.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kovan Ismael, Simar Perwer, and Hayat Shemssulldin 2126 Kirkwall Drive Nolensville, TN 37135	SWBC Mortgage Corporation 9311 San Pedro Ave Suite 100 San Antonio, TX 78216	187-9-A-282.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Michael F. Reed, Executor of The Estate of Linda S. Reed**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hayat Shemssulldin and Kovan Ismael, husband and wife, and Simar Perwer, a married woman,** 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 in Davidson County, Tennessee, being all of Lot No. 282, Phase One, Section Two, Burkitt Village, according to survey and plat of same appearing of record in 20141002-0090861, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Linda S. Reed, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated January 15, 2016, recorded January 15, 2016, of record in Instrument No. 20160115-0004577, Register's Office for Davidson County, Tennessee. Linda Sue Reed having since died testate on February 12, 2022, pursuant to the Last Will and Testament of Linda Sue Reed having been probated in The Circuit Court of Davidson County, Probate Division, Docket No. 22P742, said property is to be administered as part of her probate estate under the control of Michael F. Reed, Executor of the Estate of Linda Sue Reed.

This is improved property located at: **2126 Kirkwall Drive, Nolensville, TN 37135**

This conveyance is made subject to 1) Property taxes for the year 2022 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 their 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.

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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 do 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. 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 26TH day of AUGUST, 2022.

GRANTOR:

The Estate of Linda S. Reed

By: Michael F Reed
Michael F. Reed, Executor

STATE OF OREGON
COUNTY OF CLACKAMAS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael F. Reed, Executor 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 is the Executor of Michael F. Reed, Executor of The Estate of Linda S. Reed, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26TH day of AUGUST, 2022.

OFFICIAL STAMP
JUSTIN PAUL KUENNE
NOTARY PUBLIC OREGON
COMMISSION NO 1004492
MY COMMISSION EXPIRES OCTOBER 01, 2024

Notary Public
My Commission expires: 10.01.2024

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- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/26/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/26/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 **day of** August, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM