THIS INSTRUMENT PREPARED BY:
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August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1081341 DEEDWARR
12/12/2023 03:57:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20231212-0095834

Address New Owner:
Mayyadah Alwiswasee
Trustee of the MHRT Living Trust Dated August 31, 2023
1217 Spruell Dr
Nolensville, TN 37135

Send Tax Bills To:
Mayyadah Alwiswasee
Trustee of the MHRT Living Trust Dated August 31, 2023
1217 Spruell Dr
Nolensville, TN 37135

Map & Parcel Nos. 186-03-0A-169.00-CO

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 GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Mayyadah Alwiswasee, a married woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Mayyadah Alwiswasee, Trustee of the MHRT Living Trust dated August 31, 2023, hereinafter called the Grantee, her heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Burkitt Commons, Phase I of record in Plat at Instrument No. 20180119-0006002, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

AND a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Warranty Deed from Newco-Burkitt, LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039019, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

AND being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Warranty Deed from Burkitt Commons, LLC, a Tennessee

limited liability company of record in Instrument No. 20160421-0039020, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

AND being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from Newco-Burkitt, LLC, a Tennessee limited liability company and Burkitt Commons, LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039022, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

AND ALSO being property conveyed to Mayyadah Alwiswasee, a married woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20220805-0089485, Register's Office for Davidson County, Tennessee, dated August 4, 2022 and recorded on August 5, 2022.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County Taxes and City of Nolensville Taxes which have been prorated by the parties and are assumed by the Grantee.
2. Subject to all matters shown on the Plan of record as Instrument Number 20180119-0006002, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180202-0010924, as Amended in Instrument Number 20190321-0025835, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Charter for HOA of record in Instrument Number 20180125-0008085, in the Register's Office for Davidson County, Tennessee.
5. Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.
6. Easement for Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20050908-

0108101, 20170919-0095932, 20171030-0110845, 20171030-0110846, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170308-0022983, 2017130-0110866 and 20171030-0110871, in the Register's Office for Davidson County, Tennessee.
9. Grant of Overhead Line Easement of record in Instrument Number 20060816-0100824, in the Register's Office for Davidson County, Tennessee.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 100 Burkitt Commons Avenue, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and/or assigns forever.

GRANTOR COVENANTS with the said GRANTEE that she is 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 Grantor does further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTY AND GRANTOR'S WARRANTY DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTY HAS BEEN INFORMED THAT A TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 19th day of October, 2023.

GRANTOR:

Mayyadah Alwiswasee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Mayyadah Alwiswasee and Hussein Alnuaimi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this the 19th day of October 2023.

NOTARY PUBLIC
My Commission Expires: September 28, 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara Thomas, 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 October 19, 2023.

Sara Thomas
Attorney at Law
December 8, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 8th day of Dec, 2023.

NOTARY PUBLIC

My Commission Expires: Mar 6 2024

CHRISTY A. PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY