This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-6057-TM

Karen Johnson Davidson County
Batch# 1292320 DEEDWARR
07/01/2025 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,578.90
20250701-0051760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $697,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2025.

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aemron Yosuf and Zaqeia Yosuf Hashimi 3617 Turfway Court Antioch, TN 37013	CMG Mortgage, Inc dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	173 10 0A 141.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Thu Ho Kim Luong, unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Aemron Yosuf, an unmarried person, and Zaqeia Yosuf Hashimi, an unmarried person, joint tenants with right 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:

Land in Davidson County, Tennessee, being Lot No. 85, PHASE 2, SECTION 3 BARNES BEND ESTATES, of record in Plat Instrument 20140225-0016132, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thu Ho Kim Luong, unmarried woman, by Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, of record in Instrument No. 20150105-0000719, in the Register's Office of Davidson County, Tennessee, dated December 31, 2014 and recorded on January 5, 2015.

This is improved property located at: **3617 Turfway Court, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2025 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 30th day of June, 2025

GRANTOR:

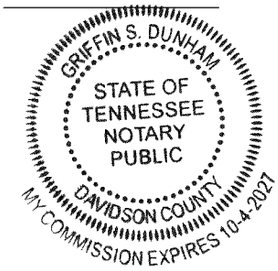
Thu Ho Kim Luong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thu Ho Kim Luong, the within named bargainor, 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 30th day of June, 2025.

Notary Public
My Commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Alicia 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 **June 30, 2025**.

Affiant Signature

07/01/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 1, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY