This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-6325-TM

Karen Johnson Davidson County
Batch# 1293679 DEEDWARR
07/03/2025 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20250703-0052657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

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

Notary Public
My Commission Expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shwe Di Peng and Timothy Peng 6464 Sunnywood Drive Nashville, TN 37211	New Owners	181 01 0B 199.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Sufeia Yosuf Durani and Aemron Yosuf, as joint tenants with rights of survivorship** (individually and/or collectively, "Grantor"), transfer and convey unto **Timothy Peng and Shwe Di Peng, husband and wife** (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. 65, on the Plan of PHASE FOUR ADDITION TO SUGAR VALLEY, A RS-10 CLUSTER LOT SUBDIVISION, of record in Instrument No. 20070125-0010052, and re-recorded in Instrument No. 20070205-0014763, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Sufeia Yosuf Durani and Aemron Yosuf, as joint tenants with rights of survivorship, by Quitclaim Deed from Mohammad Sarpas Yosuf and Homaira Laila Yosuf, of record in Instrument No. 20231219-0097843, in the Register's Office of Davidson County, Tennessee, dated December 07, 2023 and recorded on December 19, 2023. And also see affidavit of scriveners error recorded in Instrument No. 20240125-0005054, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mohammad Sarpas Yosuf and wife, Homaira Laila Yosuf, by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20080501-0044297, in the Register's Office of Davidson County, Tennessee, dated April 30, 2008 and recorded on May 01, 2008.

This is improved property located at: **6464 Sunnywood Drive, Nashville, TN 37211**

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:

Aemron Yosuf

Sufeia Yosuf Durani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aemron Yosuf and Sufeia Yosuf Durani, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that 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: _____

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

Certificate of Authenticity

I, Holly A. Mason, 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 ~~July~~ June 30 2025.

Affiant Signature

7/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY