Karen Johnson Davidson County
Batch# 1298544 DEEDWARR
07/18/2025 07:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,392.90
20250718-0056608

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $917,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sami Ansari Sarah Haseen	**UIF Corporation**	13301003100
(NAME) 3204 Harlin Drive	(NAME) **PO Box 690748**	
(ADDRESS) Nashville, TN 37211	(ADDRESS) **San Antonio, TX 78269**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bewar Mohamad and Jiyayi Suleyman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sami Ansari and Sarah Haseen, husband and wife,** 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:

Being Lot No. 33 on the Map of the Addition to the Revision of Lots 93 and 97, inclusive, of the H.G.McNabb Subdivision, of record in Book 1130, Page 79, Register's office for said County.

Said Lot No. 33 fronts 75 feet on the east side of Harlin Drive and runs back between lines, 165.4 feet in the north line, and 264 feet on the south line, to a dead line on which measures 75 feet.

Being the same property conveyed to Bewar Mohamad and Jiyayi Suleyman, by deed of record in Instrument No. 20240904-0067969, Register's Davidson Office for County, Tennessee.

This property is not a marital residence of the Grantors.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3204 Harlin Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hands this 14th day of July, 2025.

Bewar Mohamad

Jiyayi Suleyman

State of Tennessee
County of Davidson

Personally appeared before me Bewar Mohamad and Jiyayi Suleyman, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of July, 2025.

Notary Public _____
My Commission Expires: 10/21/2028
File No.: 17681

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Spencer Gross, 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 14th, 2025.

Affiant Signature

July 14th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
17th day of July, 2025.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY