Prepared by
Record and Return To

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 38830-08-2025

Karen Johnson Davidson County
Batch # 1315435 DEEDWARR
08/27/2025 09 42 AM 4 pgs
Fees $23 00 Taxes $2,571 50

20250827-0068689

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $695,000.00.

Affiant

Subscribed and sworn to before me this 26th day of August, 2025.

Notary Public

My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Fatana Shamsuddin, Sayed Sadat 1000 Nunnery Lane Nashville, TN 37221	NEW OWNER	Map and Parcel No : 141050A03500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harold M. Burke III and Angela J. Burke, Trustees of the Harold and Angela Burke Living Trust dated January 5, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fatana Shamsuddin and Sayed Sadat, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto

This is improved property located at 1000 Nunnery Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantors have executed this instrument on the 26th day of August, 2025.

TRUSTEE

Harold M. Burke III, Trustee of the Harold and Angela Burke Living Trust dated January 5, 2019

, TRUSTEE

Angela J. Burke, Trustee of the Harold and Angela Burke Living Trust dated January 5, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harold M Burke III and Angela J Burke, Trustees of the Harold and Angela Burke Living Trust dated January 5, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2025.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 35 on the plan of Avondale Park, Phase 1, Section 1A, as of record in Instrument No 20080226-0018937, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

Being the same property conveyed to Angela J Burke and husband, Harold M. Burke, III, by deed dated December 5, 2014 from Pavlin A. Patel and Khyati P Patel, husband and wife, of record in Instrument No. 20141231-0119258, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 5, 2019 of record in Instrument No, 20190108-0001938, Register's Office for Davidson County, Tennessee, Angela J. Burke and husband, Harold M. Burke III conveyed subject property to Harold M. Burke III and Angela J. Burke, Trustees of the Harold and Angela Burke Living Trust dated January 5, 2019.

This conveyance is made subject to.

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 141050A03500CO.
2 Restrictive covenants contained in an instrument of record in Instrument No. 20020821-0100879, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Avondale Park of record in Instrument No. 20081203-0117452, amended in Instrument No 20090331-0028791 Instrument No 20101223-0102254, and 20190313-0023161, Register's Office for Davidson County, Tennessee
4 All matters appearing on the Plan of record as Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee.
5. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in Deed granted to the United States of record in Book 4193, page 903, Register's Office for Davidson County, Tennessee.
6. Easement for water line to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee
7 Easement for sewer line to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, page 400, Register's Office for Davidson County, Tennessee
8. Easement for water main across the Dower Tract, a part of the Property, of record in Book 1237, page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth river and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, page 540, Register's Office for Davidson County, Tennessee)
9. Advertising space lease of record in Book 4494, page 882, Register's Office for Davidson County, Tennessee.
10 Easement for Landscape of record in Instrument No. 20090414-0033629 and Instrument No 20090429-0038537, Register's Office for Davidson County, Tennessee.

11. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No 20040204-0013639, Instrument No. 20040204-0013640 and Instrument No 20040204-0013641, Register's Office for Davidson County, Tennessee.
12 Access Easement Agreement of record in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee
13 Easement for transmission line of record in Instrument No 20060110-0003857, Register's Office for Davidson County, Tennessee.
14 Deed to USA in Book 4118, page 694 and of record in Book 4228, page 635, Register's Office for Davidson County, Tennessee.
15. Order to TVA of record in Book 4273, page 280, Register's Office for Davidson County, Tennessee
16. Storm water detention agreement of record in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee
17. Memorandum of Lease by and between Michael R. Allison and National Advertising Company, dated June 26, 1995 and recorded in Book 10023, page 638, Register's Office for Davidson County, Tennessee.
18 Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071002-0117293, Register's Office for Davidson County, Tennessee