WARRANTY DEED

Karen Johnson Davidson County
Batch# 1317857 DEEDWARR
09/03/2025 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250903-0070340

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$320,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF August, 2025.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jihad Mohammed 245 Northcrest commons circle, Nashville, TN 37211	SAME AS OWNER	MAP 147 GROUP 12 0A PARCEL 245.00CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Katherine L. Shadbolt, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jihad A Mohammed, married
And
Eman Hussein Guly and Nergiz Guly, husband and wife,
as tenants in common with rights of survivorship

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:

Land in Davidson County, Tennessee, being all of Unit No. 245, Northcrest, Phases ONE & TWO, A Horizontal Property Regime with private elements as described in Exhibit "A", to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners Association, Inc. of record in Instrument No. 20040615-0070835, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being the same property conveyed to Katherine L. Shadbolt, a single woman, by Warranty Deed from Saddlebrook Homes LLC, a Tennessee Limited Liability Company, dated March 31, 2006 and filed of record March 31, 2006 as Instrument No. 20060331-0036952, Register's Office in and for Davidson County, Tennessee.

Katherine L. Shadbolt and Katherine Louise Shadbolt being one in the same person.

This conveyance is made subject to the following:

1) 2025 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **415 Northcrest Commons Cir, Unit 245, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 28th day of August 2025.

Katherine L Shadbolt by Elizabeth Rebecca Shadbolt as her attorney in fact
Katherine L. Shadbolt, By Elizabeth Rebecca Shadbolt, as her attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 28th, day of August, 2025, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Elizabeth Rebecca Shadbolt, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Katherine L. Shadbolt, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Katherine L. Shadbolt.

Power of Attorney recorded in Instrument No. 202509030070339 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 28th day of August, 2025.

Notary Public:

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: February 21, 2027

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Danielle Watson, 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 8/28/25.
Date

D Watson
Affiant Signature

8/28/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 28th day of August, 2025.

L Hahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

