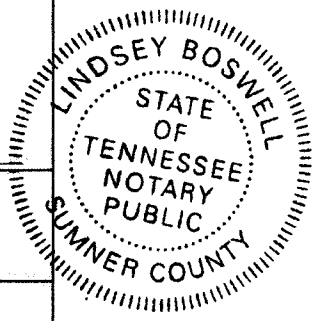
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/08/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 8/11/2028
Karen Johnson Davidson County Batch# 1320311 DEEDWARR 09/09/2025 01:47:30 PM 3 pgs Fees: $18.00 Taxes: $1,461.50 20250909-0072087	



THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 6090-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Yusuf Abdullah and Mahasin Abdullah	**NewRez, LLC**	059-05-0-262.00
3020 Vistavalley Court	1100 Virginia Dr, Ste 125	
Nashville, TN 37218	Fort Washington, PA 19034	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jonathan Charles Brocco, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yusuf Abdullah and Mahasin Abdullah, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 267 on the Plan of Buena Vista Estates, Section 6 of record in Plat Book 4460, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Charles Brocco, an unmarried man by Warranty Deed from Lauren H. Lee and Jeremy Lee, Wife and Husband of record in Instrument No. 20220419-0044838 Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 19, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3020 Vistavalley Court Nashville, TN 37218

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 8, 2025.

Jonathan Charles Brocco

Jonathan Charles Brocco

GA

STATE OF ~~TENNESSEE~~ Virginia

COUNTY OF ~~Davidson~~ Loudoun

GA

Personally appeared before me, a Notary Public of said County and State, Jonathan Charles Brocco, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 8, 2025.

Electronic Notary Public

Notary Public Gloria Asare

My Commission Expires: 12/31/2028

Registration No: 7901547

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Notarized remotely online using communication technology via Proof.

File #: 6090-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/8/2025 (date of document).

Jennifer Russell
Affiant Signature

9/9/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9 day of ~~August~~ Sept, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

