Karen Johnson Davidson County
Batch# 1320810 DEEDWARR
09/10/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250910-0072410

WARRANTY DEED

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 3/22/26

(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
Sammy Said Marian Fangary	New Owner	187-00-0-057.00
(NAME)	(NAME)	
6708 Burkitt Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Omer Ahmed and Ronahi Ahmed and Ronahi Ahmed, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sammy Said and Marian Fangary, 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:

BEGINNING at an iron pin in the North margin of Burkitt Road, said iron pin being 856 feet, more or less, from the centerline of Whittamore Lane; thence North 4 deg. 30 min. East, 434.55 feet to an iron pin by others; thence South 85 deg. 30 min. East, 186.15 feet to an iron pin by others; thence South 4 deg. 30 min. West, 50.0 feet to an iron pin; thence South 85 deg. 30 min. East, 18.00 feet to an iron pin; thence South 4 deg. 30 min. West, 384.15 feet to an iron pin in the northerly margin of Burkitt Road; thence with the northerly margin of Burkitt Road, North 85 deg. 36 min. 30 sec. West, 204.15 feet to the point of beginning, and containing 2.01 acres, more or less, according to a survey by Ernest Medlin, dated June 22, 1977.

Being the same property conveyed to Omer Ahmed, married man, by deed of record in Instrument No. 20150716-0069768 , Register's Office for County, Tennessee.

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

Ronahi Ahmed joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 6708 Burkitt Road, Antioch, TN 37013
(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 9th day of September, 2025.

x _____
Omer Ahmed

x _____
Ronahi Ahmed

State of Tennessee
County of Davidson

Personally appeared before me Omer Ahmed and Ronahi Ahmed and Ronahi Ahmed, 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 9th day of September, 2025.

_____
Notary Public
My Commission Expires: 10/21/2028

File No.: 17728

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 9/9/25 (date of document).

Affiant Signature

9/9/25
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL