Karen Johnson Davidson County
Batch# 1321010 DEEDWARR
09/11/2025 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250911-0072668

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5th~~ 9th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 8/13/2029

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Shahria Emran	New Owner	148050Q00200CO
(NAME)	(NAME)	
3750 Turley Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **HOK Remodeling Group, Inc,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shahria Emran, married man,** 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 Unit 3750 as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 3748 and 3750 Turley Drive, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development pursuant to Tennessee Code Annotated 66-27-103(b), recorded in Instrument Number 20240722-0054522, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being a portion of the property conveyed to HOK Remodeling Group, Inc., by deed from Aung Lin and spouse, Than Than Oo, N/K/A Dianna Lin, husband and wife, of record in Instrument Number 20240403-0023296 and Scrivener's Errors Affidavits recorded in Instrument Numbers 20240415-0026464 and 20240722-0054520 and further Conveyed to HOK Remodeling Group, Inc., by Deed of Correction from Aung Lin and spouse, Than Than Oo n/k/a Dianna Lin of record in Instrument Number 20250725-0058802, said Register's office.

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

unimproved ☐

This is improved ☑ property, known as 3750 Turley Dr., 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 5th day of September, 2025.

HOK Remodeling Group, Inc

By: Zirevan Suleyman, President

State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Zirevan Suleyman with whom I am personally acquainted ,(or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of HOK Remodeling Group, Inc and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of HOK Remolding Inc by himself as President.

WITNESS my hand and seal this 5th day of September, 2025.

Notary Public

My Commission Expires: _____

File No.: 17754



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 9/5/25.
Date

D. Wat
Affiant Signature

9/5/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 5th day of September, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

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