

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2025.

Notary Public

My Commission Expires: 10/19/2028
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1321367 DEEDWARR
09/12/2025 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $647.50
20250912-0072823

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows: Mohammed M. Qureshi and Rossy Qureshi	Send Tax Bills to: Mohammed M. Qureshi and Rossi Qureshi	Map-Parcel No.(s): 030 00 0 123.00
5047 Seymour Hollow Road	5047 Seymour Hollow Road	
Whites Creek, TN 37189	Whites Creek, TN 37189	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark Hallings and Mary E. Hallings, husband and wife

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

Mohammed M. Qureshi and Rossy Qureshi, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

LAND in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin (new), in the southerly margin of Bear Hollow Road, the northwest corner of a tract of land which belongs to James M. Girton, having a deed reference in Deed Book 4739, Page 525, RODCT, the northeast corner of this tract and continuing, as follows: S 04 50'18" E, passing a common corner of said tract of land which belongs to James M. Girton and a tract of land which belongs to Brenda Johnson, having deed reference in Deed Book 7126, Page 164, RODCT, and Deed Book 5060, Page 173, RODCT, and continuing on passing a common corner of said tract of land which belongs to Brenda Johnson and a tract of land which belongs to Jack Daniel Lott, having a deed reference in I.N. 20081031-0108820, RODCT, and continuing on passing a common corner of said tract of land which belongs to Jack Daniel Lott, and a tract

of land which belongs to James H. Bornstein, having a deed reference in I.N. 200360902-0126834 RODCT, and continuing on passing a common corner of said tract of land which belongs to James H. Bornstein, and a tract of land which belongs to Fred J. Chapman, Sr., having a deed reference in I.N. 20180418-0036382 RODCT, and continuing on in all, 960.05 feet to an iron pin (new), a corner of said tract of land which belongs to Fred J. Chapman, Sr., in the northerly boundary of a tract of land which belongs to Jeremy Paul Rose, Sr., having a deed reference in I.N. 20121010-0092979, RODCT; thence, N 80 25'17" W, 161.71 feet to an iron pin (old), a common corner of said tract of land which belongs to Jeremy Paul Rose, Sr. and Tract 2, this survey; thence, N 83 18'32" W, passing a common corner Tract 2 and Tract 3, this survey, and continuing on in all, 347.80 feet to an iron pin (new), in the northerly boundary of said Tract 3, the southeast corner of a tract of land which belongs to John Raymond Setters, having a deed reference in Deed Book 4404, Page 821, RODCT; thence, N 02 54'18" W, passing the southerly margin of Bear Hollow Road, the northeast corner of said tract of land which belongs to John Raymond Setters, and continuing on in all, 868.80 feet to an iron pin (new), in the southerly margin of said road; thence with the southerly margin of said road, as follows: S 73 10'13" E, 40.51 feet to an iron pin (new); thence with a curve to the left, having a radius of 489.00 feet, an arc distance of 256.30 feet, and a chord bearing and distance of S 88 11'08" E, 253.38 feet to an iron pin (new); thence, N 76 47'57" E, 180.69 feet, to the point of beginning, containing 9.85, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated October 24, 2019.

BEING the same property conveyed to Mark Hallings and Mary E. Hallings, husband and wife, by Warranty Deed from Vista P. Setters, a widow, dated 3/13/2019 and recorded 3/18/2019 in Instrument No. 20190318-0024467, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is unimproved property known as: 0 Bear Hollow Road, Whites Creek, TN 37189

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 Grantor does covenant with said Grantees that Grantor is 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 I/we do further covenant and bind myself/ourselves, my/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 hand(s) this 10th day of September, 2025.

Mark Hallings

Mary E. Hallings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Mark Hallings and Mary E. Hallings, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of September, 2025.

Notary Signature
My commission expires: 8/19/2028

ANGIE VALENTINI SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2028

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 9-10-25 (date of document).

Affiant Signature

9-10-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11th day of Sept., 2025.

Notary's Signature

My Commission Expires: 8/19/2028

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford