Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4225

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22 day of September, 2025

Notary Public

Commission Expires:

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Karen Johnson Davidson County
Batch# 1324759 DEEDWARR
09/22/2025 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $995.30
20250922-0075598

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samantha Fallon 4316 Summercrest Blvd #713 Antioch, TN 37013	United Wholesale Mortgage, LLC 585 South Boulevard East Pontiac, MI 48341	164-05-0A-013.00-CO

WARRANTY DEED

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, I/WE,

Shuaib Yaseen Ismael, unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samantha Fallon, a single woman

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 No. 713 of SUMMER GLEN TOWNHOMES, PHASE 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants Conditions and Restrictions for SUMMER GLEN TOWNHOMES, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525 as supplemented by the First Supplement The Declaration of Covenants Conditions and Restrictions for SUMMER GLEN TOWNHOMES, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931, as amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for SUMMER GLEN TOWNHOMES, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in

Instrument No. 20190807-0078437, having been corrected by Instrument No. 20190904-0089474, and further amended by the Second Amendment to The Declaration of Covenants Conditions and Restrictions for SUMMER GLEN TOWNHOMES, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200228-0022465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.

Being the same property conveyed to Shuaib Yaseen Ismael, unmarried man by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20191104-0113054 Register's Office for Davidson County, Tennessee, dated November 01, 2019 and recorded on November 04, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4316 Summercrest Blvd #713, Antioch, TN 37013

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 so 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.

Dated this the 19th day of September, 2025.

Shuaib Yaseen Ismael

Shuaib Yaseen Ismael

STATE OF Florida
COUNTY OF Hillsborough

appeared online

On this 19th day of September, 2025, before me ~~personally appeared~~ Shuaib Yaseen Ismael, 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 19th day of September, 2025.

Notary Signature
My commission expires: 01/11/2027

THOMAS E BURRUS II
Notary Public - State of Florida
Commission # HH348846
Expires on January 11, 2027

WARRANTY DEED

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 9/22/2025 (date of document).

Affiant Signature

9/25/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25 day of September, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL