THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250751679** Karen Johnson Davidson County Batch# 1330496 DEEDWARR 10/06/2025 10:52:30 AM 3 pgs Fees: $18.00 Taxes: $1,535.50 20251006-0079492	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2025. Notary Public My Commission Expires: 08/06/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Natnael Mohammed Ashku and Sama Natnael Mohamed 4945 Secretariat Dr Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150 14 0D 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caryn G. Clopton and Ryan Clopton, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Natnael Mohammed Ashku and Sama Natnael Mohamed, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of KEENELAND DOWNS, PHASE ONE, RS 10 CLUSTER LOT SUBDIVISION, a Planned Unit Development, as of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Caryn G. Clopton and Ryan Clopton, wife and husband, by Special Warranty Deed from BMCH Tennessee, LLC, a Delaware limited liability company, of record in Instrument No. 20160818-0086268, in the Register's Office of Davidson County, Tennessee, dated August 16, 2016, and recorded on August 18, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KEENELAND DOWNS, PHASE ONE, RS 10 CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20070612-0070162.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050428-0047256, and Supplementary Recorded in Instrument No. 20100329-0023418; Instrument No. 20180921-0093579.

Easement for Including Generators and Fuel Supply Systems, recorded in Instrument No. 20070625-0075335.

Easement for Public Utility, recorded in Instrument No. 20080312-0024884.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140625-0055377.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051026-0129107.

Charter of Keeneland Downs Homeowners Association Recorded in Instrument No 20100329-0023419.

Notice of Acceptance of Public Infrastructure Recorded in Instrument No 20170302-0020788.

This is improved property located at 4945 Secretariat Dr Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2025.

Caryn G. Clopton

Ryan Clopton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caryn G. Clopton and Ryan Clopton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Certificate of Authenticity

I, Holly A. Mason, 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 August 19 2025.

Affiant Signature

8/20/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of August, 2025.

Notary's Signature (Notary Seal)



My Commission Expires: 9/7/2026