Return To. 17789
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

This instrument prepared by
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number 6-7269-AP

Karen Johnson
Batch # 1337045
10/22/2025 08 20 34 AM
Fees $13 00 Taxes $2,035 00

Davidson County
DEEDWARR
2 pgs

20251022-0083954

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000 00

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2025

Notary Public
My Commission Expires 10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarkat Ali Viyan Hasan 1023 Blaire Rd. Smyrna, TN 37167	New Owner	181-00-0-128 AND 181-00-0-298

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Alfred W. Hurley, Trustee of Beverly Bryant Knight and Alfred W. Hurley Living Trust dated September 1, 2020** (individually and/or collectively, "Grantor"), transfer and convey unto **Sarkat Ali and Viyan Hasan, husband and wife,** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Tract 1

Land in Davidson County, Tennessee, being all of Lot No 1, Final Plat, Subdivision of the Knight Property, according to survey and plat of same appearing of record in Instrument No 20230125-0005559, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot

6330 Pettus Road Antioch, Tennessee 37013
M&P No 181-128 00

And

Tract 2

Land in Davidson County, Tennessee, being all of Lot No 2, Final Plat, Subdivision of the Knight Property, according to survey and plat of same appearing of record in Instrument No 20230125-0005559, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot

Pettus Road Antioch, Tennessee 37013
M&P No 181-298 00

Both Tracts being the same property conveyed to Beverly Bryant Knight and Alfred W Hurley, Trustees of the Beverly Bryant Knight and Alfred W Hurley Living Trust dated September 1, 2020, and any amendments thereto by Quitclaim Deed from Beverly B Knight, married, dated September 1, 2020, recorded September 17, 2020, of record in Instrument No 20200917-0106387, Register's Office for Davidson County, Tennessee Beverly Bryant Knight having since died on July 29, 2023, leaving Alfred W Hurley as sole Trustee

This is improved property located at: **6330 Pettus Road, Nashville, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Taxes for the year 2025 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 20th day of October, 2025.

GRANTOR:

Beverly Bryant Knight and Alfred W. Hurley Living Trust dated September 1, 2020

By: _____
Alfred W. Hurley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alfred W. Hurley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of Beverly Bryant Knight and Alfred W. Hurley Living Trust dated September 1, 2020, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of October, 2025.

_____
Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027