This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1338840 DEEDWARR
10/27/2025 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20251027-0085445

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $280,000.00

Affiant Signature

Subscribed and sworn to before me on this the 23rd Day of Oct, 2025

Marcia Escobar
Notary Public

My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Said Naseef
123 Cabin Branch Circle
Hendersonville, TN 37075

SEND TAX BILLS TO:
Said Naseef
123 Cabin Branch Circle
Hendersonville, TN 37075

MAP AND PARCEL NUMBER: 042 07 0A 167.00

WARRANTY DEED
25NT01408

Effective the 23rd Day of Oct, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Cao Phung and wife, Anne Lu *erroneously vested as "Anne Phung"*

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Said Naseef, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Heritage Square Phase Four, as of record in Plat Book 6250, page 178, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Cao Phung and wife, Anne Lu *erroneously vested as "Anne Phung"* by Warranty Deed from Brian T. Cockerham and wife, Shannon C. Cockerham as recorded 10/30/2012 in Book NA at Page NA as Document 20121030-0099683.

Commonly Known As: 580 Heritage Ln, Madison, TN 37115-5918

Tax ID: 042 07 0A 167.00

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 23 day of October, 2025

Cao Phung

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cao Phung**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 7 / 3 / 28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Anne Lu

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Anne Lu**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 7 / 3 / 28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202510270085445

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10-23-25 (date of document).

Affiant Signature

10-27-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th of Oct., 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26