Return to
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17804

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $450,000 00

Affiant

Subscribed and sworn before me this the 31st day of October, 2025

Notary Public
My commission expires
10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch # 1342222 DEEDWARR
11/05/2025 11 13 48 AM 2 pgs
Fees $13 00 Taxes $1,665 00
20251105-0088187

WARRANTY DEED

Address of New Owner:	Send Tax Bill to.	Tax Information·
Shaveen Rashid 413 Chinook Dr. Antioch, TN 37013	CMG Mortgage Inc d/b/a CMG Home Loans 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	181-03-0A 377 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEGAN M. R. KUHLMANN AND SCOTT W. LINDSEY, WIFE AND HUSBAND,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SHAVEEN LOKMAN RASHID, UNMARRIED AND AYAZ SULEIMAN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee being Lot No 54 on the Plan of Phase Four, Section One, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No 20160620-0062474, 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 Megan M R Kuhlmann and Scott W Lindsey, wife and husband, by deed dated 09/27/2021, from Paktra Kong, an unmarried man, and Joshua David Underhill, an unmarried man, as joint tenants with rights of survivorship, of record in Instrument No 20210929-0130786, Register's Office for said County

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 413 Chinook Dr , 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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31st day of October, 2025

Megan M R Kuhlmann

Scott W Lindsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Megan M R Kuhlmann and Scott W Lindsey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 31st day of October, 2025

My commission expires

Mar 22, 2027

Notary Public

JOHN H BELL
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY