Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 120
Nashville, TN 37215

Karen Johnson
Batch # 1351773
12/01/2025 10 23 37 AM
Fees $18 00 Taxes $1,979 50

Davidson County
DEEDWARR
3 pgs

20251201-0094898

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $535,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON November 25th 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A
Suite 104B
Pleasant View, TN 37146
File # 9247-25LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Khulud Shamsuddin and Sayed Bashir Hashimi	Summit Funding, Inc.	141-05-0A-041-00
916 Holgate Court	PO Box 601810	
Nashville, TN 37221	Sacramento, CA 95860	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jane M. Barnes and Neil E. Barnes, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Khulud Shamsuddin and Sayed Bashir Hashimi, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

The following described property in the County of Davidson, State of TN, to-wit:

Land in Davidson County, Tennessee, being Lot No.41 on the Plan of Avondale Park, Phase 1, Section 1A of record in Instrument No. 20080226-0018937 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jane M. Barnes and Neil E. Barnes by Special Warranty Deed of record in Instrument No 20101213-0099056 Registers Office Of Davidson County, TN

This is property known as 916 Holgate Court Nashville, TN 37221

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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(S), 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.

Witness my hand on 11/25/2025.

Jane M Barnes
Jane M. Barnes

Neil E Barnes
Neil E. Barnes

State of Texas
County of Tarrant

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 11/25/2025 by Jane M Barnes

NOTARY PUBLIC STATE OF TEXAS
Shannon Johnson
ID NUMBER
134729043
COMMISSION EXPIRES
January 24, 2028

Notary Public, State of Texas
Shannon Johnson

Electronically signed and notarized online using the Proof platform

STATE OF Texas
COUNTY OF Brazoria

Personally appeared before me, a Notary Public of said County and State, ~~Jane M. Barnes and~~ TM Neil E. Barnes, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 11/25/2025.

NOTARY PUBLIC STATE OF TEXAS
Tamie Mason
ID NUMBER
13209676-5
COMMISSION EXPIRES
July 22, 2027

Tamie Mason
NOTARY PUBLIC
My Commission Expires: 07/22/2027

Electronically signed and notarized online using the Proof platform

Tennessee Certification of Electronic Document

I, Shira Kingrey, 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 Novemba 25th 2025 (date of document).

Affiant Signature

11/25/25
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES.

NOTARY'S SEAL

