WARRANTY DEED

Karen Johnson Davidson County
Batch# 1351909 DEEDWARR
12/01/2025 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $403.30
20251201-0095121

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Denton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

TIANA L TRANOWICZ Notary ID #133675433 My Commission Expires April 25, 2026

Affiant Shahana Huda Syed N Huda

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF NOVEMBER, 2025.

Tiana L Tranowicz Notary Public

MY COMMISSION EXPIRES: 4/25/2026

(AFFIX SEAL)

Completed via Remote Online Notarization Using 2 way Audio/Video technology

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eliene Dias dos Santos	Eliene Dias dos Santos	128-02-0-001.00
(NAME)	(NAME)	
800 16th Avenue North, Unit 117	800 16th Avenue North, Unit 117	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **Syed N Huda and wife, Shahana Huda,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Eliene Dias dos Santos,** hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Thousand Oaks Estates, as of record in Book 3700, pages 82 and 83, Register's Office for Davidson County, Tennessee and to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Syed N. Huda and wife, Shahana Huda by Warranty Deed from Dave Green and Faye Green, husband and wife and Kent Rea and Mary Rea, husband and wife and Thomas K. Wallen and Lynn Wallen, husband and wife and Anne Shacklett, a widow, and Larry M. Cox, a single man, dated 04/13/2018, of record in Instrument No. 20180416-0035543, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 215 Forrest Valley Circle, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

NotaryCam Doc ID: 035a8219-c069-4aff-96b9-6e377da11483
202512010095121

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), his/her/their assigns forever; and we do covenant with 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 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(S), his/her/their 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.

Effective the 26 day of November, 2025.

Syed N Huda
Syed N Huda

Shahana Huda
Shahana Huda

State of Texas

County of Denton

Before me, the undersigned authority, a Notary Public within and for the County and State, appeared by means of two-way video and audio conference technology Syed N. Huda and Shahana Huda, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

TIANA L TRANOWICZ
Notary ID #133675423
My Commission Expires
April 25, 2026

Witness my hand and Official seal this 26 **day of November, 2025.**

Tiana L Tranowicz Tiana L Tranowicz State of Texas Notary Public

Notary Public:

My Commission Expires: 4/25/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

NotaryCam Doc ID: 035a8219-c069-4aff-96b9-6e377da11483
202512010095121

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 November 26, 2025.

Affiant
Date: 11/26/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 26th day of November, 2025

Notary Public

My Commission Expires: 11/8/28

