Karen Johnson Davidson County
Batch# 1358564 DEEDWARR
12/16/2025 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.08
20251216-0099927

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,940.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0545

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kiran Naseem Khan and Laeeq Ahmed Kahn	New Owner	Map: 122-01-0A-262.00CO
(NAME) 33 Fawn Creek Pass	(NAME) **1424 Robert Ridge Rd**	
(ADDRESS) Nashville, TN 37214	(ADDRESS) **Sevierville, TN 37862**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SAFWAT NOUH, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KIRAN NASEEM KHAN AND LAEEQ AHMED KAHN, A MARRIED COUPLE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Unit No. 37, on the plan of Woodland Point, Phase III of record in Instrument No. 200001011-0101044, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Safwat Nouh, a married man, by deed from Richard Garland Russell, a single man, of record in Instrument No. 20251013-0081523, dated October 8, 2025, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 200001011-0101044, said Register's Office; (3) PUD Boundary of record in Plat Book 11700, Page 66, in the Register's Office for Davidson County, Tennessee; (4) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180611-0055673, in the Register's Office for Davidson County, Tennessee; (5) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20001205-0119722, Instrument No. 20020214-0019795 and Instrument No. 20110328-0023393, in the Register's Office for Davidson County, Tennessee; (6) Landscape Easement of record in Instrument No. 20000612-0058346, in the Register's Office for Davidson County, Tennessee; (7) Utility Easement of record in Book 8332, Page 982 and Instrument No. 20000419-0039023, in the Register's Office for Davidson County, Tennessee; (8) Charter for Woodland Point Single Family Homeowners Association of record in Instrument No. 20020222-0022862, in the Register's Office for Davidson County, Tennessee; (9) Charter for Woodland Point Townhouse Corporation of record in Instrument No. 20001013-0102000, in the Register's Office for Davidson County, Tennessee; (10) Charter for Woodland Point Master Association of record in Instrument No. 20020222-0022863, in the Register's Office for Davidson County, Tennessee; (11) Master Declaration of Restrictive Covenants of record in Instrument No. 20000607-0056981, in the Register's Office for

Davidson County, Tennessee; (12) Declaration of Restrictive Covenants for Single Family Area of record in Instrument No. 20000710-0068562, in the Register's Office for Davidson County, Tennessee; (13) Storm Water Detention Agreement of record in Instrument No. 20010124-0007201 and Instrument No. 20030611-0080534, in the Register's Office for Davidson County, Tennessee; (14) Sewer Easement of record in Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20001011-0101044, Instrument No. 20010510-0048792, Instrument No. 20020214-0019792, Instrument No. 20020904-0107261, Instrument No. 20020725-0089575, Instrument No. 20040615-0070768, amended in Instrument No. 20090121-0005240, Instrument No. 20080104-0001237, Instrument No. 20080521-0052236, Instrument No. 20120518-0043315, and Instrument No. 20130626-0065791, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 33 Fawn Creek Pass, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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 our hands this 11th day of December, 2025.

Safwat Nouh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Safwat Nouh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 11th day of December, 2025.

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **December 11, 2025**.

Date

Affiant Signature

12/15/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

