WARRANTY DEED

Karen Johnson Davidson County
Batch# 1370744 DEEDWARR
01/16/2026 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20260116-0003912

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 21ST DAY OF NOVEMBER, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-23-2029

CHRISTINA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 251025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Hayder Naqqash and Batoul Rubaye 1148 Brittany Park Lane Antioch, TN 37013	New Owners	162 12 0A 073.00

For and in consideration of the sum of Two Hundred Seventy Thousand And 0/100 ($270,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

BREES F SAAED, AN UNMARRIED MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

HAYDER NAQQASH AND BATOUL RUBAYE, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 73, as shown on the map entitled Brittany Park, Phase II, of record in Plat Book 9700, Page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brees Saaed, by Warranty Deed from Bryan Rahn, joined by his wife, Rashelle Rahn, dated March 31, 2015 and recorded on April 2, 2015, of record in Instrument Number 20150402-0028984, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 1148 Brittany Park Lane, 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 GRANTEE(S), their heirs and/or 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), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR BREES F SAAED, AN UNMARRIED MAN to HAYDER NAQQASH AND BATOUL RUBAYE, HUSBAND AND WIFE FOR THE TRANSFER OF PROPERTY LOCATED AT 1148 BRITTANY PARK LANE, ANTIOCH, TN 37013.]

Witness our/my hand on the 21st day of November, 2025.

Brees F Saaed

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 BREES F. SAAED, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 21 day of November, 2025.

CHRISTINA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
My commission expires: 10/23/2029

Certificate of Authenticity

I, Kim Hollingshead, 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 11/13/2025.

Kim Hollingshead, Esq

11/13/2025

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 11/13/2025.

Notary

My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON