This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1371364 DEEDWARR
01/21/2026 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260121-0004855

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $350,000.00

Affiant
Signature

Subscribed and sworn to before me on this the 16 Day of January, 2026.

Notary Public
My Commission expires _____/_____/_____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 11, 2029

NAME AND ADDRESS OF PROPERTY OWNER:
Stephanie Weston
3777 Waterford Way
Antioch, TN 37013

SEND TAX BILLS TO:
Rocket Mortgage, LLC
1050 Woodward Ave,
Detroit, MI 48226

MAP AND PARCEL NUMBER: 151010A11900CO

WARRANTY DEED
25NT01807

Effective the 16th Day of January, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Jaby Djabbarov, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Stephanie Weston-Ali, an unmarried woman

A certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit: Being Lot No. 119 on the Plan of Chatham Pointe a Planned Unit Development of record in Book 6900, Pages 444-447, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jaby Djabbarov from Sanne M. Djabbarova, by Quitclaim Deed dated 05/04/2020 and recorded 05/19/2020 in Instrument No. 20200519-0051977, Register's Office of said County.

Being the same property conveyed to Jaby Djabbarov and Sanne M. Djabbarova, husband and wife, by Warranty Deed from Andrew Levey and Carrie A. Levey, husband and wife, of record in Instrument No. 20150826-0086629, in the Register's Office of Davidson County, Tennessee, dated August 15, 2015, and recorded on August 26, 2015.

This is an improved property commonly known as: 3777 Waterford Way, Antioch, TN 37013-2558

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 16 day of January, 2026

Jaby Djabbarov

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Juan L. Garcia**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 16 day of January, 2026.

Affiant Signature
Date 1/16/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

