Karen Johnson Davidson County
Batch# 1373133 DEEDWARR
01/23/2026 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,912.90
20260123-0006034

WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $517,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JANUARY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-7-26

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3546LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ahmad Alsadi and Taghreed Humidan	Rocket Mortgage, LLC	
9301 Coralberry Drive	1050 Woodward Avenue	181 11 0B 088.00
Brentwood, TN 37027	Detroit, MI 48226-1906	

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

JEFFERY STEPHENS AND BARBARA STEPHENS, HUSBAND AND WIFE

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

AHMAD ALSADI, A SINGLE MAN AND TAGHREED HUMIDAN, A SINGLE PERSON

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

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Final Plat Concord Place II, Phase 3, Carter Property, of record in Instrument No. 20080808-0082075, in the Register's Office for Davidson County, Tennessee, also known as The Hills at Concord Place, Phase Four, by Sixth Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for The Hills at Concord Place, of record in Instrument No. 20090528-0048903, and amended in Instrument No. 20051027-0130022, Instrument No. 20060317-0030953, Instrument No. 20061228-0160254, Instrument No. 20071129-0138688, effected by Scrivener's Affidavit as Instrument No. 20080714-0071815, Instrument No. 20071226-0147287, Instrument No. 20080627-0066661, Instrument No. 20090528-0048902, Instrument No. 20090527-0048903, Instrument No. 20090731-0071986, and Instrument No. 20161130-0125400, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffery Stephens and Barbara Stephens, husband and wife, by Warranty Deed from Brandon R. Dampier and Dawn M. Dampier, husband and wife, dated July 1, 2021, and recorded July 1, 2021, of record in Instrument No. 20210701-0089655, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 9301 Coralberry Drive, Brentwood, Tennessee, 37027
TAX PARCEL ID/APN: 181 11 0B 088.00

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument No. 200808080-082075, 20071120-0136051, and 20070125-0010032, of the Public Records of Davidson County, Tennessee.

5. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Instrument No. 20050914-0110829 (By-Laws shown as Exhibit C on Pages 51-66), said document being amended by instrument recorded in Instrument No. 20061228-0160254; and supplemented by instrument recorded in Instrument Nos. 20090528-0048903 and 20090731-0071986, of the Public Records of Davidson County, Tennessee.

6. Owner's Certification for Declaration of Covenants recorded in Instrument No. 20060317-0030953, of the Public Records of Davidson County, Tennessee.

7. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

8. Stormwater Detention Agreement recorded in Instrument No. 20041220-0150920 and 20050505-0050660, of the Public Records of Davidson County, Tennessee.

9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20070509-0055790, of the Public Records of Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded in Instrument No. 20071023-0125249, of the Public Records of Davidson County, Tennessee.

11. Memorandum of Option recorded in Instrument No. 20070423-0047758, of the Public Records of Davidson County, Tennessee.

12. Rights of adjoining owners to party wall(s) located partly on the Land.

13. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 9301 Coralberry Drive, Brentwood, TN 37027

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 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 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 hand on the ~~16th~~ day of January, 2026.

Jeff Stephens

Jeffery Stephens

Barbara Stephens

Barbara Stephens

STATE OF TENNESSEE

COUNTY OF Hickman

Personally appeared before me, a Notary Public of said County and State, JEFFERY STEPHENS AND BARBARA STEPHENS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

☑ *"Personally" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Bon Aqua, Tennessee, this 16th day of January, 2026.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission Expires: 10/28/2026

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 1-16, 2026.

Affiant
Date: January 22, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of January, 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

