Name and Address of New Owner:
Masir Khan and Asfana Khan
1029 Trevino Place
Antioch, TN 37013

Send Tax Statements To:

New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26010071

Map and Parcel: 150 02 0A 007.00

Karen Johnson Davidson County
Batch# 1375598 DEEDWARR
02/04/2026 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20260204-0007681

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aurora Claire MacDougall and Christopher S. Willard**, wife and husband, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Masir Khan and Asfana Khan**, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Final Plat for Townview Place of record in Plat at Instrument No. 20170628-0065024, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aurora Claire MacDougall and Christopher S. Willard, wife and husband by Warranty Deed filed for record on July 1, 2020 in Instrument No. 20200701-0070985, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of Townview Place of record in Instrument No. 20190515-0045576 and as amended in Instrument No. 20200710-0075574; all matters as set forth on plat of record in Instrument No. 20170628-0065024; By-Laws as set forth on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for Townview Place of record in Instrument No. 20190515-0045576; all matters of plat of record in Book 4885, page 43 and as corrected by Surveyor's Certificate of Correction of record in Book 5051, page 86 and Book 5190, page 132; Stormwater Detention Agreement of record in Instrument No. 20060810-0098629; Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20060810-0098629; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20160322-0026922; Grant of Underground Utility Easement of record in Instrument No. 20081029-0107785; all matters including but not limited to an ingress and egress easement of record in Book 2812, page 399; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

This is improved property known as: 1029 Trevino Place, 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 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 assigns, 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 this 28th day of January, 2026.

Aurora Claire MacDougall

Christopher S. Willard

State of Tennessee

County of Rutherford

Personally appeared before me, Aurora Claire MacDougall and Christopher S. Willard, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th of January, 2026.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2/21/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $409,900.00.

Affiant Signature

Subscribed and sworn to before me, this 28th day of January, 2026.

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My Commission Expires: 9/15/27

Certificate of Authenticity

I, Joshua A. Terry, 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 1/28/26.

Affiant Signature – Joshua A. Terry

1/29/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/29/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON