This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8025-AJ

Karen Johnson Davidson County
Batch# 1377429 DEEDWARR
02/09/2026 12:00:30 PM 7 pgs
Fees: $38.00 Taxes: $954.60
20260209-0009417

STATE OF TENNESSEE
COUNTY OF Rutherford

ANGELA GRACE VANCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $258,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2026.

Notary Public
My Commission Expires: 12-2-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Qani Ismail and Afi Ahmad 904 Radford Drive Nashville, TN 37217	New Owner	107 09 0 072.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Rena Carlene Castleman, as Administrator of the Estate of Lee Renee Burnette, deceased, and Rena Carlene Castleman, Kristopher Smotherman, Christopher Burnette, David Burnette and James Burnette, as the Heirs at Law of James G. Burnette, James Howell Burnette, and Lee Renee Burnette, all deceased** (individually and/or collectively, "Grantor"), transfer and convey unto **Qani Ismail and Afi Ahmad** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 62 on the PLAN OF PATRICIA HEIGHTS SECTION I, as of record in Book 2331, Page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 91 feet on the easterly side of Radford Drive and extends back 142.7 feet on the southerly line and 161.2 feet on the northerly line, which is a broken line, to a dead line measuring 60 feet thereon.

Being the same property conveyed to James G. Burnette and wife, Martha S. Burnette, by Warranty Deed from Dorris Carnell Shearon and wife, Emogene Shearon, of record in Book 4182, Page 54, in the Register's Office of Davidson County, Tennessee, dated October 16, 1967, and recorded on October 18, 1967. Martha S. Burnette died on April 8, 1970, leaving James G. Burnette as surviving tenant by the entirety. James G. Burnette died intestate on August 02, 2006, and was survived by Lee Renee Burnette, James Howell Burnette, Rena Carlene Castleman and Kristopher Smotherman as his heirs at law. See Affidavits of Heirship of record in Instrument Nos. 20120816-0073270, 202602090009413, and 202602090009416, in the Register's Office for Davidson County, Tennessee. James Howell Burnette died intestate on November 6, 2017, leaving James Burnette, David Burnette and Christopher Burnette as his heirs at law. See Affidavits of Heirship of record in Instrument Nos. 202602090009412 and 202602090009415, said Register's Office. Lee Renee Burnette died intestate on February 14, 2025, leaving Rena Carlene Castleman, Kristopher Smotherman, James Burnette, David Burnette and Christopher Burnette as her heirs at law. An intestate Estate has been administered on her behalf in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 25P434. See also Affidavits of Heirship at Instrument Nos. 202602090009411 and 202602090009414, said Register's Office.

This is improved property located at: **904 Radford Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of January, 2026.

GRANTOR:

The Estate of Lee Renee Burnette

By: _____
Rena Carlene Castleman, Administrator

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rena Carlene Castleman, Administrator of the Estate of Lee Renee Burnette, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 23 day of January, 2026.

_____
Notary Public
My Commission expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

_____
Rena Carlene Castleman, Heir at Law

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rena Carlene Castleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23 day of January, 2026.

_____
Notary Public
My Commission expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of January, 2026.

Kristopher Smotherman, Heir at Law

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kristopher Smotherman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2026.

Notary Public
My Commission expires: 3/20/28

LESLIE ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of January, 2026.

Heir at Law

Christopher Burnette, Heir at Law

STATE OF New Hampshire
COUNTY OF Rockingham

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher Burnette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2026.

AMY LAU
STATE OF NEW HAMPSHIRE
NOTARY PUBLIC
EXPIRES AUGUST 18, 2026

Notary Public
My Commission expires: 08/18/2026

202602090009417

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of January, 2026.

David Burnette, Heir at Law

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Burnette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23 day of January, 2026.

Notary Public
My Commission expires: 06.29.27

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of January, 2026.

James Burnette, Heir at Law

STATE OF Tennessee
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Burnette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2026.

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/09/2028
COUNTY OF WILLIAMSON

Notary Public
My Commission expires: 12/09/2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/23/26 (date of document).

Jennifer Russell
Affiant Signature

2/3/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

