WARRANTY DEED

Karen Johnson Davidson County
Batch# 1380409 DEEDWARR
02/12/2026 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,641.80
20260212-0011316

JM-C-26-5421

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $714,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/7/27
(AFFIX SEAL)

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mohammad Mohssen Fathi Jekarkandi	~~**Same As New Owner**~~ CMG Mortgage Inc.	
(NAME)	(NAME)	**171-03-0A-197.00-CO**
5421 Fredericksburg Way	3160 Crow Canyon Rd., Ste 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAMERA HILL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMMAD MOHSSEN FATHI JEKARKANDI, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8 on the Plan of Fredericksburg, Section Seven, a Planned Unit Development, as of record in Book 7900, Page 509 and Book 9700, Page 405, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tamera Hill, a single woman by Warranty Deed from David Elkin and Summer Elkin, husband and wife of record in Instrument No. 20150128-0008050 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 28, 2015.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 9700, Page 405, and Book 7900, Page 509, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8920, Page 65, as amended in Book 9500, Page 393; Book 8960, Page 840; Book 10453, Page 931 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee.
- By-Laws of Fredericksburg Homeowner's Association of record in Book 8920, Page 45, Book 10126 , page 486 and Book 10275, Page 959 and Book 10694, Page 539, in the Register's Office for Davidson County, Tennessee.
- Charter of Fredericksburg Homeowner's Association of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10584, Page 134, in the Register's Office for Davidson County, Tennessee.
- Water and Sewerage Services of record in Book 9698, Page 81, and Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.
- Fredericksburg Homeowners Association, Inc. Rules and Regulations of record in Instrument Number 20250428-0032639, in the Register's Office for Davidson County, Tennessee.
- Easement conveyed to BellSouth Telecommunications of record in Book 10709, Page 143, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the State of Tennessee of record in Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee.
- Common Areas Dedication of record in Book 9443, Page 538, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5421 Fredericksburg Way, Brentwood, Tennessee 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 GRANTEE(S), their heirs and 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 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 my/our hand(s) this the 9th DAY OF FEBRUARY, 2026.

Tamera Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMERA HILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of February, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Amy Cross Nance, 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 10th day of February 2026

Dated 2-11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 10th day of February, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL