Karen Johnson Davidson County
Batch# 1383848 DEEDWARR
02/20/2026 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20260220-0013805

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25196-DJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $342,000.00.

Affiant

Subscribed and sworn to before me, this the 20 day of February, 2026.

Notary Public
My Commission Expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Talha Umar 2008 Bayway Dr Franklin TN 37067	New Owner	092-02-0-417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Emily Fleur Brett Dugan, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Talha Umar, an unmarried person**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 167, Block 8, on the Map of Subdivision of the Heffernan Place, as of record in Book 161, Page 138, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily Fleur Brett, an unmarried woman by Warranty Deed from Flip Flop Properties, LLC, a Tennessee limited liability company, dated September 14, 2018, recorded September 17, 2018, of record in Instrument No. 20180917-0092233, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **2408 Albion Street, Nashville, TN 37208**

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 their 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 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 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. 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 17 day of February, 2026.

GRANTOR:

EMILY FLEUR BRETT DUGAN

Emily Fleur Brett Dugan

STATE OF Florida
COUNTY OF Pasco

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication Emily Fleur Brett Dugan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he has electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of February, 2026.

CALITA FEAGINS
Notary Public - State of Florida
Commission # HH 534986
Expires on June 4, 2028

Calita Feagins
Notary Public
My Commission expires: 06/04/2028 HH 534986

Personally Known OR Produced Identification X Type of Identification Produced: Passport

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Christian Reynolds, 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 **February 20, 2026**.

Date

Affiant Signature

February 20, 2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **20th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 8/21/2027
Date

Notary's Seal (if on paper)

LILI VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY