Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-316

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 2026

Notary Public

Commission Expires: 4/7/30

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1387155 DEEDWARR
03/02/2026 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260302-0016261

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kamran Khan Kirmani and Nawal Zahid Khan Kirmani 8116 Valley Oak Drive Brentwood, TN 37027	New Owner	181-14-0A-036.00-CO

WARRANTY DEED

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, I/WE,

Richard A. Levine and Michelle K. Matrahazi, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kamran Khan Kirmani and Nawal Zahid Khan Kirmani, a married couple

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. 36 on the plan of The Villas at Concord Place, Phase 1, of record in Instrument Number 20050922-0114218, Exhibit "A-1" to the Declaration of Protective Covenants, Conditions and Restrictions, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Richard A. Levine and Michelle K. Matrahazi, husband and wife by Warranty Deed from Wendy Roberts n/k/a Wendy Roberts Lucas and husband, Robert Lucas of record in Instrument No. 20160816-0085183 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 16, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8116 Valley Oak 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, their heirs and assigns forever; and we so 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. 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.

Dated this the 27th day of February, 2026.

Richard A. Levine

Michelle K. Matrahazi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of February, 2026, before me personally appeared Richard A Levine and Michelle K Matrahazi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 27th day of February, 2026.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/7/27
COUNTY OF WILLIAMSON

WARRANTY DEED

I, Kirsten Virden, 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 2-27-26 (date of document).

Kirsten Virden

Affiant Signature

Date: 2-27-26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

