Name and Address of New Owner:
Rafee G. Syed
5052 Mount View Road
Antioch, TN 37013

Send Tax Bills To:
Rafee G. Syed
625 Bakers Bridge Avenue
Ste 105-55
Franklin, TN 37067

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 163-00-0-051

Karen Johnson Davidson County
Batch# 1389136 DEEDWARR
03/05/2026 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260305-0017893

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Terran Coleman, and Cary Coleman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rafee G. Syed, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A track of land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of a Track No. 1, on the map showing the Walker Farm, near Antioch, Tennessee, as of record in Plan Book 2, page 169, Chancery Court at Nashville, described according to survey made by John M. Sullivan, County Surveyor, July 26, 1950, as follows:

Beginning at an old iron pin on the southerly margin of Mount View Road, Williamson's westerly line; thence south 8° 52' west 403.7 feet; thence south 19° 25' west 170 feet to the center of Cain Ridge Road; thence with the center of said Road, north 37° 14' west 293.3 feet, continuing with center of said Road, north 36° 22' west 436 feet; thence with a fence line, and partly with the southerly margin of Mount View Road, south 87° 21' east 556.2 feet to the beginning, containing 3.75 acres, more or less.

Being the same property conveyed to Ruby Evelyn Sullivan by Warranty Deed from Willie Marie Barnes, Leslie C. Barnes, Myrtle Jean Reed, and Sewell Barnes, of record in Book 5110, page 397 Register's Office for Davidson County, Tennessee. Affidavit of Inheritance recorded in Instrument Nos. 20151110-0114291 and 20251017-0082962, conveying property to Terran Coleman and Cary Coleman.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of March, 2026.

_____(SEAL)
Terran Coleman

_____(SEAL)
Cary Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2026, before me personally appeared Terran Coleman and Cary Coleman, 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 5th day of March, 2026.

Notary Signature
My commission expires:

LYNN E SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of March, 2026.

Notary Public
My commission expires: 5/3/2027
File No. 2026-8749-MA

LYNN E SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/5/26 (date of document)

Regina Sullo

Affiant Signature

3/5/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 5 day of March, 2026

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

