Karen Johnson Davidson County
Batch# 1392682 DEEDWARR
03/13/2026 02:46:30 PM 2 pgs
Fees: $13.00 Taxes: $2,538.20
20260313-0020232

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-8257-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $686,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2026.

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zilan Kestay, Kader Omar, and Siyar Mohammad 208 Foxley Court Nolensville, TN 37135	New Owner	186 04 0A 239.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Bernard J. Rogus and Susan D. Rogus, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Zilan Kestay and Kader Omar, wife and husband, and Siyar Mohammad, an unmarried man** (individually and collectively, "Grantee"), 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 428, BURKITT PLACE, PHASE 2D, SECTION 1 "CLUSTER LOT Subdivision" as shown on plat of record in Instrument No. 20111213-0097045, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bernard J. Ragus and Susan D. Ragus, husband and wife, by Warranty Deed from Cindy L. Baker, a single woman, of record in Instrument No. 20250721-0057152, in the Register's Office of Davidson County, Tennessee, dated July 17, 2025, and recorded on July 21, 2025.

Being the same property conveyed to Cindy L. Baker, a single woman, by Warranty Deed from Kenneth G. Baker and Mary M. Baker, husband and wife, of record in Instrument No. 20220307-0025817, in the Register's Office of Davidson County, Tennessee, dated February 17, 2022, and recorded on March 07, 2022.

Being the same property conveyed to Kenneth G. Baker and Mary M. Baker, husband and wife, by Warranty Deed from Hulet Lee Thomas Jr. and Valerie Thomas, husband and wife, of record in Instrument No. 20130913-0096875, in the Register's Office of Davidson County, Tennessee, dated September 09, 2013, and recorded on September 13, 2013. Also see Affidavit of Recorded in Instrument No. 20170710-0069152 and Instrument No. 20170714-0071131 and Deed of Correction Recorded in Instrument No. 20170801-0078008.

This is improved property located at: **208 Foxley Court, Nolensville, TN 37135.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 12th day of March, 2026.

GRANTOR:

Bernard J. Rogus

Susan D. Rogus

STATE OF TENNESSEE / FLORIDA
COUNTY OF Collier

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bernard J. Rogus and Susan D. Rogus, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of March, 2026.

Notary Public
My Commission expires: 11/13/2026

FLORIDA NOTARY ASSOCIATION • SINCE 1978 •

LINDA L. LUSTRI
Notary Public
State of Florida
Comm# HH331092
Expires 11/13/2026

I Lisa Allard, 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 March 13, 2026

March 13, 2026
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this March 13, 2026.

MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY