This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-25348-MC/DJ

Karen Johnson Davidson County
Batch# 1395521 DEEDWARR
03/20/2026 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,890.70
20260320-0022479

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $511,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 19th day of March, 2026.

Notary Public
My Commission Expires: 3/21/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shelley Martin and Tony Martin 1310 Regal Green Court Kingwood, TX 77345	NEW OWNER	187 09 0A 282.00

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, we, **Hayat Shemssulldin and Kovan Ismael, wife and husband, and Simar Perwer, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shelley Martin and Tony Martin, wife and husband**, hereinafter called the Grantee(s), 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. 282, BURKITT VILLAGE, PHASE ONE, SECTION TWO, SP SUBDIVISION, according to survey and plat of same appearing of record in Instrument No. 20141002-0090861, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Hayat Shemssulldin and Kovan Ismael, husband and wife, and Simar Perwer, a married woman, by Warranty Deed from Michael F. Reed, Executor of The Estate of Linda S. Reed, of record in Instrument No. 20220830-0097784, in the Register's Office of Davidson County, Tennessee, dated August 26, 2022 and recorded on August 30, 2022.

This property is not a primary residence of Simar Perwer 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: **2126 Kirkwall Drive, Nolensville, TN 37135**

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 19th day of March, 2026.

GRANTOR:

Hayat Shemssulldin

Kovan Ismael

Simar Perwer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hayat Shemssulldin, Kovan Ismael, and Simar Perwer, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of March, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 3-19-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 3-19-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

