Karen Johnson Davidson County
Batch# 1396585 DEEDWARR
03/24/2026 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20260324-0023358

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39115-02-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me this 18th day of March, 2026. Notary Public My Commission Expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

WARRANTY DEED

Address New Owner: Bashir Mahmood, Cen Jiao 7274 Sugarloaf Drive Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 181010B06700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Kelley Crocker, married, formerly known as Patricia Hawthorne Kelley** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bashir Mahmood and Cen Jiao, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7274 Sugarloaf Drive, Nashville, TN 37211.

Charles S. Crocker, spouse of Grantor, joins in the execution of this instrument in order to convey all marital interest that he holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 18th day of March, 2026.

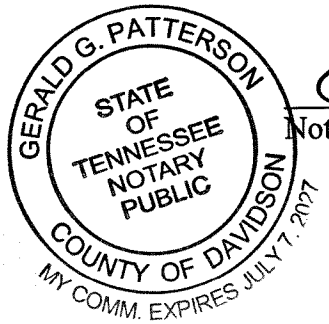
Patricia Kelley Crocker, formerly known as Patricia Hawthorne Kelley

Charles S. Crocker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Kelley Crocker, formerly known as Patricia Hawthorne Kelley and Charles S. Crocker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2026.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Section Two Addition to Sugar Valley, of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patricia Hawthorne Kelley, unmarried, by deed dated April 28, 2021 from Kenneth N. Bason and Deborah J. Bason, husband and wife, of record in Instrument No. 20210429-0057271, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Sugar Valley of record in Book 11069, page 14, made applicable in Instrument No. 20040623-0074495, Register's Office for Davidson County, Tennessee.
3. By-Laws of Sugar Valley Homeowners Association, Inc., of record in Book 11069, page 24, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Sugar Valley Homeowners Association, Inc. of record in Instrument No. 20000425-0041128, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 9700, page 374, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9343, page 202, Book 11262, page 933 and Book 11338, pages 734 and 743, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewer line of record in Instrument No. 20010404-0032941, Register's Office for Davidson County, Tennessee.
9. Easement for remote terminal cabinet of record in Book 11436, page 750, Register's Office for Davidson County, Tennessee.
10. Easement for ingress and egress of record in Book 5674, page 863, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20040902-0106369, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Linzie Hahn, 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 3/18/26.

Date

L Hahn

Affiant Signature

3/18/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 18th day of March, 2026.

Anna E. S

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028