Karen Johnson Davidson County
Batch# 1408748 DEEDWARR
04/20/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260420-0032345

This instrument prepared by:
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-7312-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2026.

Notary Public
My Commission Expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Seerwan Habeeb and Jiwan Salih 208 Northcrest Commons Circle Nashville, TN 37211	Neighbors Bank 3621 Discovery Parkway, Suite 115 Columbia, MO 65201	147 12 0A 208.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Scott Thomas Wilson, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Seerwan Habeeb and Jiwan Salih, husband and wife** (individually and/or 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 Unit No. 208 on the Plan of NORTHCREST, PHASES ONE & TWO, a Horizontal Property Regime with Private Elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners' Association, Inc., of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585, Instrument No. 20121113-0104425, Instrument No. 20170714-0071121, Instrument No. 20170714-0071122 and Instrument No. 20170124-0007624, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units, together with any interest in common area.

Being the same property conveyed to Scott Thomas Wilson, an Unmarried Man, by Warranty Deed from Sandra S. Thiel, Trustee of the Sandra S. Thiel Living Trust dated March 25, 2009, of record in Instrument No. 20230510-0034834, in the Register's Office of Davidson County, Tennessee, dated May 03, 2023, and recorded on May 10, 2023.

This is improved property located at: **208 Northcrest Commons Circle, Nashville, TN 37211**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 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, 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 20th day of April, 2026

GRANTOR:

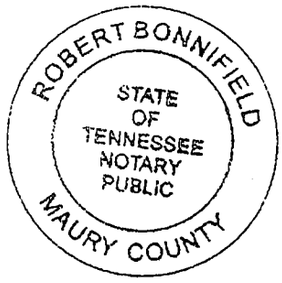
Scott Thomas Wilson

STATE OF TENNESSEE
COUNTY OF MARSHALL

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott Thomas Wilson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

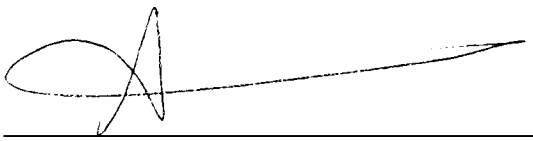
WITNESS my hand and seal at office this 20th day of April, 2026.

Notary Public
My Commission expires: JUN 2 4 2028



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 20, 2026**.



Affiant Signature — Date: **04/20/2026**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 20, 2026**.



Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

