WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/~~RETURN TO~~:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,250,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2026.

Notary Public

COMMISSION EXPIRES: 02/05/30

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1410521 **DEEDWARR**
04/23/2026 02:46:42 PM 4 pgs
Fees: $23.00 Taxes: $4,625.00

20260423-0034512

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joey Kim Valeriia Lozhkina	Joey Kim	105-09-1F-002-00
(NAME)	(NAME)	
1719B 15th Avenue South	1719B 15th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Fahad Tahir and Fatima Nawaz, Trustees of Ftfn 19 Community Property Trust dated February 2, 2024,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joey Kim and Valeriia Lozhkina, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

J.

Land in Davidson County, Tennessee, being Unit 1719B, 1719 15th Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180625-0061175 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fahad Tahir and Fatima Nawaz, husband and wife by Warranty Deed from Daniel R. Green, a married man of record in Instrument No. 20200214-0017127 Register's Office for Davidson County, Tennessee, dated February 12, 2020 and recorded February 14, 2020 and further conveyed to Fthn 19 Community Property Trust by Quitclaim Deed from Fahad Tahir and Fatima Nawaz of record in Instrument No. 20240202-0007499 Register's Office for Davidson County, Tennessee dated February 2, 2024 and recorded February 2, 2024.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustees thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1719 B 15th Avenue South (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37212 (Postal Zip)

File No.: 8986-26
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of April, 2026.

Ftfn 19 Community Property Trust

By: _____
Fahad Tahir, Trustee

By: _____
Fatima Nawaz, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fahad Tahir and Fatima Nawaz, Trustees of the Ftfn 19 Community Property Trust dated February 2024, the bargainor (s) 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 in their capacity as Trustees of said Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of April, 2026.

My Commission Expires:_____

_____
Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-26-1715B

Exhibit "A"

CERTIFICATION OF TRUST
for
FTFN19 COMMUNITY PROPERTY TRUST

The undersigned, being first duly sworn, deposes and states that they are of lawful age and are the currently acting Co-Trustees of the FTFN19 Community Property Trust (the "Trust"), and further states, in accordance with the provisions of Tennessee Code Annotated §35-15-1013, as follows:

1. **Instruments Creating and Modifying Trust**. The instrument that created the Trust was a written Declaration of Trust executed on April 7, 2019 ("Declaration"). The Declaration was superseded and replaced in its entirety by the Amended and Restated FTFN19 Community Property Trust dated February 2, 2024 (the "Restatement").

2. **Settlors of Trust**. The settlors of the Trust who executed the Declaration, as "Grantors" therein, were Fahad A. Tahir and Fatima Nawaz (referred to herein as the "Settlors").

3. **Identities and Addresses of Currently Acting Co-Trustees**:

Fahad A. Tahir 2823 Sugar Tree Road, Nashville, TN 37215	Fatima Nawaz 2823 Sugar Tree Road Nashville, TN 37215

4. **Successor Trustees**. The Settlors name no specific successor Trustees but confer upon the Trustee the right to appoint successor Trustees pursuant to paragraph 7(e)(1) of the Restatement and further reserve such right also to themselves as Settlors pursuant to paragraph 7(e)(2) of the Restatement.

5. **Powers of Trustees**. Paragraph 8 of the Restatement confers powers upon the Trustee and, among other things, in subparagraph 8(a) confers upon the Trustee all powers enumerated in Tennessee Code Annotated §35-15-815 and §35-15-816, wherein the specific power to acquire or sell property of the Trust by public or private sale is conferred by T.C.A. §35-15-816(b)(2).

6. **Revocability of Trust**. The Trust is wholly revocable during the joint lifetimes of Settlors.

7. **Tax Identification Number of the Trust**. The Trust's tax identification number is the Social Security Number of either Settlor, disclosure of which is not necessary information for the purposes of this Certification of Trust.

8. **Authority to Sign and Authenticate Documents on Behalf of Trust**. Co-Trustees named herein hold the sole power and authority to sign for and on behalf of the Trust, legally binding it, and/or to ratify, confirm, and/or authenticate and document(s) or action(s) affecting the Trust.

9. **Manner of Taking Title to Trust Property**. Title to Trust property may be taken in or conveyed in the following manner and name: "FTFN19 Community Property Trust". The foregoing does not exclude other descriptive terms identifying the Trustee or the Trust and no transaction that reasonably identifies the Trust as a grantor or grantee of property or obligor on a note or contract shall be void or voidable by reason of inconsequential variations in the nomenclature/language identifying the Trustee or the Trust.

10. **Continued Effectiveness of Trust**. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

This 21st day of April, 2026.

Fahad A. Tahir, Co-Trustee

Fatima Nawaz, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Fahad A. Tahir and Fatima Nawaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who in my presence executed the within instrument, and upon oath acknowledged that they did so as the duly appointed and acting Co-Trustees of FTFN19 Community Property Trust, that the facts set forth therein are true and complete to the best of their knowledge, information and belief and that they executed same in their official capacity as Co-Trustees, as their free act and deed, for the purposes therein contained, being duly authorized so to do.

Witness, my hand and official seal, this the 21st day of April, 2026.

My Commission Expires: _____

_____
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Ernest D. Bennett, III, B.P.R. #005277
Bennett & Pressley, P. C.
2055 N. Mt. Juliet Road, Suite 202
Mt. Juliet, TN 37122
Phone: 615-480-8115
Fax 615-288-3595

