Karen Johnson Davidson County
Batch# 1420845 DEEDWARR
05/14/2026 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20260514-0043562

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 39211-04-2026 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 13th day of May, 2026.<br><br>Notary Public<br>My Commission Expires: |

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

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Rajib R. Jahan<br>Mohammad Jahan<br>1202 Lischey Ave<br>Nashville, TN 37207 | New owners | Map and Parcel No.:<br>06108020300 |

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, Kelly E. Cox, Successor Trustee of the Wreath Trust under agreement dated November 19, 2021, as amended by First Amendment dated March 20, 2024 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Mohammad Shah Jahan, married, and Rajib R. Jahan, married, as tenants in common ("Grantees"), Grantees' heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 1220 Winding Way, Nashville, TN 37216.

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

And Grantor covenants that Grantor 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 successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, Grantees' heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Docusign Envelope ID: 88B4E6DF-3983-8EB3-804E-3A84542013F7

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 13th day of May, 2026.

GRANTOR:

Kelly E. Cox, ~~Successor Trustee~~ of the
Wreath Trust under agreement dated
November 19, 2021, as amended by
First Amendment dated March 20, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly E. Cox, Successor Trustee of the Wreath Trust under agreement dated November 19, 2021, as amended by First Amendment dated March 20, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2026.

Notary Public
My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

Docusign Envelope ID: 88B4E6DF-3983-8EB3-804E-3A84542013F7

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 and the reserved portion of Lot 10 of Block "E" on the Plan of Section No. 2 of Jackson Park, as of record in the Book 843, Page 21, Register's Office for Davidson County, Tennessee, not heretofore conveyed by James Clyde Thomas and Margaret Hooser Thomas. Said reserved portion is 10 feet more or less running along the East side of said Lot 10.

Being the same property conveyed to Branch Howard, Trustee of the Wreath Trust under agreement dated November 19, 2021, by Quitclaim Deed dated August 1, 2022 from Kelly E. Cox, Trustee of the 1222 Winding Way Trust under agreement dated November 19, 2021 of record in Instrument No. 20220802-0087623, Register's Office for Davidson County, Tennessee. By First Amendment to Wreath Trust Agreement dated March 20, 2024, Branch Howard was removed as Trustee and replaced with Kelly E. Cox as Successor Trustee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section No. 2 of Jackson Park, as recorded in Plat Book 843, Page(s) 21, 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 5/13/26.

Date

Affiant Signature

5/13/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 13th day of May, 2026.

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