WARRANTY DEED	(SEAL)	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Batch # 1421058 05/15/2026 10:03:05 AM Fees: $13.00 Taxes: $1,513.30 20260515-0043822 Davidson County DEEDWARR 2 pgs File #26-JJ-3415-C	NICOLA ESTRELLA STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$409,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF May, 2026. Notary Public MY COMMISSION EXPIRES: 8/19/28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Anthony G. Traina, Jr. and Rushna Mohmad Kazam Shaikh	New Owner	
(NAME)	(NAME)	
3415 Old Anderson Road		**136 15 0D 002.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAROD MOWERY AND KATHARINE MOWERY, HUSBAND AND WIFE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

ANTHONY G. TRAINA, JR. AND RUSHNA MOHMAD KAZAM SHAIKH, HUSBAND AND WIFE,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 3413 OLD ANDERSON RD, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180504-0042877 and amended in Instrument No. 20180510-0044954 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 Jarod Mowery, a Single Man, and Katharine Simpson, a Single Woman, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Tennessee Avenue Development LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200313-0028390, in the Register's Office of Davidson County, Tennessee, dated March 12, 2020, and recorded on March 13, 2020.

The said Jarod Mowery and Katharine Simpson have since married. Katharine Simpson is now known as Katharine Mowery.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180504-0042877 as amended in Instrument No. 20180510-0044954.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **3415 Old Anderson Road, Antioch, TN 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 5 day of **May, 2026.**

Jarod Mowery

Katharine Mowery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of May, 2026, before me personally appeared Jarod Mowery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of May, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of May, 2026, before me personally appeared Katharine Mowery, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of May, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027