Karen Johnson Davidson County
Batch# 1422684 DEEDWARR
05/20/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20260520-0045340

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/15/26
(AFFIX SEAL) 11/15/26

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0426-053

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Halima Hussein and Hawa M. Hussein	Halima Hussein and Hawa M. Hussein	149 07 0C 045.00
(NAME)	(NAME)	
3301 Chapham Road	3301 Chapham Road	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW AZIZ AND HOWIDA G MORGAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HALIMA HUSSEIN, AN UNMARRIED WOMAN AND HAWA M. HUSSEIN, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Highlands of Chelsea Village, Section 2 of record in Plat at Instrument No. 20050615-0068393, corrected in Instrument No. 20051031-0131297 and Instrument No. 20051031-0131368 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 by Warranty Deed from J. Carlton Drumwright as Limited Successor

Trustee of the James F. Schwartz Living Trust to Andrew Aziz, unmarried and Howida G. Morgan, unmarried as joint tenants with right of survivorship, recorded November 15, 2016, as Instrument No. 20161115-0120083 in Davidson County, Tennessee Register of Deeds.

This conveyed property is subject to Declaration of Covenents, Conditions and Restions of record in Book 8082, Page 329 and amended in Book *842, Page 434; Restrictions of record in Instrument No. 20051005-0119856; Stormwater Detention Agreement of record in Instrument No. 20030226-0025748; Charter of record in Book 8813, Page 192; any and all matters of record in Plat at Instrument No. 20050615-0068393, corrected in Instrument No. 20051031-0131297 and Instrument No. 20051031-0131368; in the Register's Office for Davidson County, Tennessee.

Commonly Known As: 3301 Chapham Road, Antioch, TN 37013

unimproved ☐
This is improved ☑ property, known as 3301 Chapham Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 14th day of May, 2026.

Andrew Aziz
Andrew Aziz

Howida Morgan
Howida G Morgan

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 14th day of May, 2026, before me personally appeared Andrew Aziz and Howida G Morgan, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 6/11/29

MALEIA BETH GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/14/26.

Affiant Signature – Joshua A. Terry

5/18/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/18/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27