Karen Johnson Davidson County
Batch# 1425224 DEEDWARR
05/26/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20260526-0047781

**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-1868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Semadar Berwari and Veman Nebi<br>568 Huntington Parkway<br>Nashville, TN 37211 | Guidance Residential, LLC<br>11107 Sunset Hills Road<br>Suite 300<br>Reston, VA 20190 | 161-11-0-013.00 |

## WARRANTY DEED

FOR AND IN 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/WE,

**Reliance Group, LLC, a Tennessee Limited Liability Company**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Semadar Berwari and Veman Nebi, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. 322 on the Plan of Section Three, Huntington Park of record in Plat Book 4460, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 322 fronts 70 feet on the northerly margin of Huntington Parkway and Extends back 250 feet on the easterly line 136.96 feet on the westerly line to a dead line in the rear, measuring 132.80 feet thereon.

Being the same property conveyed to Reliance Group LLC, a Tennessee Limited Liability Company by Warranty Deed from Lisa Kline, a married woman, Thad Sherman Morton, a married man, Marnie L. Pehrson Kuhns, a married woman, Karen Kay Morton Smith, a married woman, Karen Collins, a married woman and Carolyn Faye Morton Jirlds, a single woman, Devisees of the Estate of Donald L. Morton, deceased of record in Instrument No. 20251006-0079497 Register's Office for Davidson County, Tennessee, dated October 01, 2025 and recorded on October 06, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 568 Huntington Parkway, Nashville, TN 37211

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 so 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.

Dated this the 21st day of May, 2026.

Reliance Group, LLC, a Tennessee Limited Liability Company

By: _____
Guhdar Nebi, Owner

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 Guhdar Nebi ,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Owner of Reliance Group, LLC, a Tennessee Limited Liability Company ,a limited liability company, and that he/she is authorized by Reliance Group, LLC o execute this instrument on its behalf as such Owner.

Witness my hand and seal, at office in TN, this 21st day of May, 2026.

Cory Schuyler
Notary Signature

Printed Name: CORY SCHUYLER

My commission expires: 2·2·2030



# 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 5/22/26.

Affiant Signature – Joshua A. Terry

5/22/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/22/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27