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Karen Johnson Davidson County
Batch # 1426792 DEEDWARR
06/01/2026 08:41:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260601-0048925

After Recording, Return and Mail Tax Statements to:
Emma Saakova and Fuad Askerov
790 Myhr Drive
Nashville, TN 37221

ADDRESS OF NEW OWNER: SAME

WARRANTY DEED

EMMA SAAKOVA and FUAD ASKEROV, wife and husband, the GRANTORS,

Whose mailing address is 790 Myhr Drive, Nashville, TN 37221;

FOR A GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and confirm to

EMMA SAAKOVA and FUAD ASKEROV, as trustees of THE 2026 SAAKOVA ASKEROV FAMILY TRUST, U/A dated May 27, 2026, a revocable living trust, the GRANTEE,

Whose mailing address is 790 Myhr Drive, Nashville, TN 37221;

And to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 324 ON THE PLAN OF HARPETH VALLEY PARK, SECTION III OF RECORD IN PLAT BOOK 4175, PAGE 15, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Emma Saakova and husband, Fuad Askerov, by the deed from Branch Banking & Trust Co., dated November 20, 2008, by deed of record in Instrument 20081124-0114831, Register's Office for Davidson County, Tennessee.

More commonly known as 790 Myhr Drive, Nashville, TN 37221;

Assessor's Parcel Number: 156-02-0 092.00.

SUBJECT TO: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together will all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee and Grantee's assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee and Grantee's assigns forever, against the lawful claims of all persons.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 27th day of May, 2026.

Emma Saakova
EMMA SAAKOVA

Fuad Askerov
FUAD ASKEROV

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

On this 27th day of May, 2026, before me, the undersigned, personally appeared EMMA SAAKOVA and FUAD ASKEROV, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

PAUL KRAFT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Aug. 5, 2029

NOTARY PUBLIC

We hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Emma Saakova
EMMA SAAKOVA, Affiant

PHD BEFORE ME THIS
Subscribed and sworn before me this 27th day of May, 2026.

PAUL KRAFT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Aug. 5, 2029

NOTARY PUBLIC

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STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Aug. 5, 2029