THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9639-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 2026. Notary Public MY COMMISSION EXPIRES: 10-4-2027 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1426924 DEEDWARR
06/01/2026 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260601-0049106

JENNIFER CHANDLER-CO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spurgeon Talib Hasan	**New Owner** **c/o Neighborhood Loans**	
3722 Old Clarksville Pike	**1333 Butterfield Road, Ste 600**	021-00-0-014.00
Joelton, TN 37080	**Downers Grove, IL 60515**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jacob Pusateri, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Spurgeon Talib Hasan, a single man,**

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:

A tract of land in said County and State and described according to a sketch made October 11, 1954, by John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the centerline of Old Clarksville Pike at the Southwest corner of the Forster lands being opposite an old tree row and part of an old fence as pointers; thence with the center of said pike, South 78 degrees East 210 feet to a point; thence North 4 degrees 24 minutes East 388.1 feet to a point; thence North 79 degrees 49 minutes West 249.2 feet to a point in a fence line being Hockebeil's East line; thence with his East line, South 1 degrees 28 minutes East 388.1 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Jacob Pusateri, unmarried by Warranty Deed from Music City Holdings LLC of record in Instrument No. 20251110-0089709 Register's Office for Davidson County, Tennessee, dated October 07, 2025 and recorded on November 10, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **3722 Old Clarksville Pike, Joelton, TN 37080**

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 the 27 day of May, 2026.

Jacob Pusateri

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacob Pusateri,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of May, 2026.

My Commission expires: 03/08/2028

Notary Public

LISA M. STALSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-8-2028
KNOX COUNTY

Certificate of Authenticity

I, Maxine J. Rucker, do hereby make an 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 5-27-26.

Name: Maxine J. Rucker
Title: **Authorized Agent**

Date 5-27-26

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 5-27-26.

Notary Public – Jennifer Chandler-Cole

My Commission Expires: 10/04/2027

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027