Karen Johnson Davidson County
Batch# 1429842 DEEDWARR
06/09/2026 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20260609-0052046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.20.28 (AFFIX SEAL)

JM-SH-26-1568

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Muhammad Ahkam Khan and Menahil Naeem	**Same As New Owner**	
(NAME)	(NAME)	**141-05-0A-512.00-CO**
1568 Brockton Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **THE 917 TRUST DATED DECEMBER 13, 2024**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MUHAMMAD AHKAM KHAN AND MENAHIL NAEEM, 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 Lot No. 512 on the Plan of Final Plat of Avondale Park, Phase 3, Section 1 of record in Plat at Instrument No. 20140728-0066971, 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 Dustin Haney and Madeline Michaelis, Married by Warranty Deed from Atullya Dangol and Sabita Tamrakar, Husband and Wife of record in Instrument No. 20221024-0115332 Register's Office for Davidson County, Tennessee, dated October 20, 2022 and recorded on October 24, 2022.
Being the same property conveyed to 917 Trust dated December 13, 2024 by Quit Claim Deed from Dustin Haney and Madeline Michaelis, married of record in Instrument No. 20241213-0096996 Register's Office for Davidson County, Tennessee, dated December 13, 2024 and recorded on December 13, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record as Instrument Number 20140722-0064838 and Instrument No. 20140728-0066971, Register's Office of Davidson County, Tennessee.
- Plan of record as Instrument Number 20110208-0011100, Register's Office of Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20020821-0100879 in the Register's Office for Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions and Restrictions for Avondale Park, with By-Laws appended thereto, of record in Instrument Number 200812030117452, amended in Instrument No. 20090331-0028791 and in Instrument No. 20101223-0102254, Instrument No. 20190313-0023161, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
- Common Area Conveyance to HOA of record in Instrument Number 20190618-0058613 and Correction

• Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
• Easement(s) in favor of Harpeth Valley Utilities District of record in Instrument No. 20040204-0013641, Register's Office for Davidson County, Tennessee.
• Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee.
• Easement(s) in favor of Harpeth Valley Utilities District of record in Instrument No. 20080818-0084836, Register's Office for Davidson County, Tennessee.
• Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee.
• Easement(s) in favor of Harpeth Valley Utilities District of record in Instrument No. 20040204-0013640, Register's Office for Davidson County, Tennessee.
• Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.
• Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office from Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).
• Easement of record in Book 5738, Page 819, Partial Abandonment of Easement of record in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
• Easement for access road granted by Roger N. Hutton to United Sates of America by instrument of record in Book 4116, Page 151, register's Office for Davidson County, Tennessee.
• Easement for water line granted by Roger N. Hutton to United States of America by judgment, a certified copy of which is of record in Book 4364, Page 895, Register's Office for Davidson County, Tennessee.
• Subject to right of way as shown on the Plan of record in Plat Book 4300, Page 49, Register's Office for Davidson County, Tennessee.
• Abstract of Suit of record in Instrument No. 20021017-0127902, Register's Office for Davidson County, Tennessee.
• Right of way of all roads and easements of the Nashville, Chattanooga and St. Louis Railway and spur tracks, if any lying within the boundaries of the property, included but not limited to the following: Book 341, Page 277, Register's Office for Davidson County, Tennessee.
• Easement granted to Nashville, Chattanooga and St. Louis Railway for right of way in the Chancery Court of Davidson County, Tennessee, Docket No's. 25,062 and 26,939 (reference thereto appear in a deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee, and subsequent deeds)
• Right of way of all roads and easements of the Nashville, Chattanooga and St. Louis Railway and spur tracks, if any lying within the boundaries of the property, included but not limited to the following: Book 513, Page 396, Register's Office for Davidson County, Tennessee.
• Right of way of all roads and easements of the Nashville, Chattanooga and St. Louis Railway and spur tracks, if any lying within the boundaries of the property, included but not limited to the following: Book 362, Page 561, Register's Office for Davidson County, Tennessee.
• Right of way of all roads and easements of the Nashville, Chattanooga and St. Louis Railway and spur tracks, if any lying within the boundaries of the property, included but not limited to the following: Book 350, Page 371, Register's Office for Davidson County, Tennessee.
• Agreement between Louisville and Nashville Railroad Company and Joe M. Rogers, of record in Book 5348, Page 362 and assigned in Book 5902, Page 469, Register's Office for Davidson County, Tennessee.
• A 15 foot public roadway running parallel with the railroad right of way in Book 1237, Page 674, Register's Office for Davidson County, Tennessee.
• Permanent Easement Agreement of record in Instrument No. 20090707-0063325, Register's Office for Davidson County, Tennessee.
• All easements noted in deed of record in Book 10748, Page 876, Register's Office of Davidson County, Tennessee.
• Advertising space lease to Lamar Corporation in Book 6078, Page 619 and Book 4494, Page 882, Register's Office for Davidson County, Tennessee.
• Memorandum of Lease Agreement to National Advertising Company in Book 10023, Page 638, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20070423-0047722, in the Register's Office for Davidson County, Tennessee.
• Easement to US Sprint Communications of record in Instrument Number 20140114-0003778 and Instrument No. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20141202-0110280, Instrument No. 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Utility Easement in favor of arpeth Valley Utilities District of record in Instrument Number 20080701-0067906, in the Register's Office for Davidson County, Tennessee.

September 2, 1959, of record in Book 3084, Page 317, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1568 Brockton Ln, Nashville, Tennessee 37221**.

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 4th DAY OF JUNE, 2026.

The 917 Trust dated December 13, 2024

BY: _____
Dustin K. Haney
Co-Trustee

BY: _____
Madeline A. Michaelis
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUSTIN K. HANEY, CO-TRUSTEE of THE 917 TRUST DATED DECEMBER 13, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of June, 2026.

_____
Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MADELINE A. MICHAELIS, CO-TRUSTEE of THE 917 TRUST DATED DECEMBER 13, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 4th of June, 2026.

_____
Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/4/26 (date of document).

Affiant Signature

6/8/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

