Karen Johnson Davidson County
Batch# 1429969 DEEDWARR
06/09/2026 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20260609-0052229

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $398,000.00.

Affiant

Subscribed and sworn before me this the 28th day of May, 2026.

Notary Public
My commission expires: 9.5.2028

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Karrequer Brown | New Owners | 150-14-0C 019.00 |
| 3005 Apple Orchard Trail | | |
| Antioch, TN 37013 | | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MAHASIN WIDAATALLA, MARRIED, AND NASIR ALAMIN, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KARREQUER BROWN AND SHARITA HILL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 272, on the Final Plat, Section One, Fawn Crossing, (formerly Moss), "Cluster Lot Subdivision", of record in Instrument No. 20070911-0108856, corrected in Instrument No. 20070917-0111418, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mahasin Widaatalla and Nasir Alamin, by deed dated 01/21/2010, from Avenue Bank, of record in Instrument No. 20100208-0010109, Register's Office for said County. The said property having never been the grantors primary marital residence.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3005 Apple Orchard Trail, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of May, 2026.

Mahasin Widaatalla

Nasir Alamin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mahasin Widaatalla and Nasir Alamin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2026.

My commission expires: 6/14/2026

Notary Public



## Certificate of Authenticity

I, Holly A. Mason, 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 May 28, 2026.

Affiant Signature

5/29/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of May, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026