Karen Johnson Davidson County
Batch# 1432942 DEEDWARR
06/12/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $643.80
20260612-0053348

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25760-DJ

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $174,000.00.

Brenda Norton
Affiant

Subscribed and sworn to before me, this the 4th day of June, 2026.

Rebecca Moss
Notary Public
My Commission Expires: 4.29.27

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Saqib Hasan and Maryam Biabani Sadhi 2601 HILLSBORO PK #K5 NASHVILLE TN 37215	SAME AS OWNER	117-3-B-163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William E. Conn, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Saqib Hasan and Maryam Sadhi husband and wife**, hereinafter called the Grantee(s), /their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain condominium apartment situated within Davidson County, Tennessee, and being further known as Unit K-5, together with the appurtenant common elements of The Villager Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Villager Condominium, of record in Book 5434, page 665; as corrected in Book 5487, page 967; and further, as amended in Instrument No. 20080416-0038631, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto, to which reference is hereby made. Said Unit being also depicted on the site plan The Villager of record in Book 5200, page 154; as revised in Book 5200, page 201, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Villager Condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, the aforementioned site plan, as revised, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to William E. Conn, a married man by Warranty Deed from David W. Evans, unmarried and Tamara Ann Evans, unmarried, dated May 9, 2024, recorded May 10, 2024, of record in Instrument No. 20240510-0034688, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **2601 Hillsboro Pike, #K5, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of June, 2026

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GRANTOR:

William E. Conn

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William E. Conn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of June, 2026.

Notary Public
My Commission expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202606120053348

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 __**06/11/2026**_____ (**date of document**)

_____
Affiant Signature

_____**06/11/2026**_____
_ **Date**

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
11th day of
June, 2026

_____
Notary's Signature
My Commission Expires:_____

