Karen Johnson Davidson County
Batch# 1433005 DEEDWARR
06/12/2026 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20260612-0053425

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554508**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $272,000.00. Affiant Subscribed and sworn to before me, this ~~5th~~ 10th day of June, 2026. Notary Public My Commission Expires: 5/19/2027

LINZY B. LEHN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027

WARRANTY DEED

Address New Owner: Cameron Prince and Lauren Iskander 2901 Blair Boulevard #B11 Nashville TN 37212	Send Tax Bills To: The Turnkey Foundation dba Arbor Financial Group 1805 East Garry Avenue Santa Ana, CA 92705	Tax Information: Tax Parcel ID No. 104 10 0N 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maahin Qureshi, a married woman**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cameron Prince and Lauren Iskander, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-11 as shown on the Plan entitled Master Deed of WESTCHESTER CONDOMINIUMS, of record as Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maahin Qureshi, An Unmarried Woman, by Warranty Deed from Ivy M. Arnold and Husband, Manuelito Arnold, of record in Instrument No. 20121227-0119581, in the Register's Office of Davidson County, Tennessee, dated December 26, 2012 and recorded on December 27, 2012.

Ritzon Fernandez joins in this instrument for the purpose of conveying any and all interest in said property, marital, or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO'S SUBDIVISION OF WESTMORELAND PLACE, as recorded in Plat Book 421, Page 16.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTCHESTER CONDOMINIUMS of record in Instrument No. 20070607-0068596 and corrected in Instrument No. 20071009-0120320; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter for Westchester Condominiums Homeowners' Association, Inc., recorded as Instrument No. 20070614-0071268.

This is improved property located at 2901 Blair Boulevard #B11 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of June, 2026.

Maahin Qureshi

Ritzon Fernandez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maahin Qureshi and Ritzon Fernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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 6/5/2026 (**date of document**).

Affiant Signature

6/10/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 10th day of June, 2026.

Notary's Signature
My Commission Expires:

