Karen Johnson Davidson County
Batch# 1437473 DEEDWARR
06/24/2026 08:47:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20260624-0056813

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/26/29

(AFFIX SEAL)

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH26-11437

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nooruldeen Jasim 507 Bradburn Village Circle Antioch, TN 37013	United Wholesale Mtg. 585 S. Blvd E. Pontiac, MI 48341	164-06-0B-004-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew Holmes, a married man, and Chloe Laxer, a married woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nooruldeen Y. Jasim, married,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4, together with the appurtenant interest in the common elements of Townhomes of Bradburn Village, a horizontal property regime established by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Instruments No. 20070817-0098536; as amended in Instrument No. 20121109-0103798; Instrument No. 20180713-0068064 Instrument No. 20170802-0078538; and Instrument No. 20180226-0017976, Instrument No. 20180924-0094137; Instrument No. 20190605-0053811; Instrument No. 20210329-0041049 and Instrument No. 20210329-0041050, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-1" to the aforementioned Amended and Restated Declaration of Covenants, Conditions and Restrictions, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Holmes and Chloe Laxer by Affidavit of Heirship from The Estate of Jamee Lynn Dupuis of record Instrument No. 20260319-0021844 in the Register's Office for Davidson County, Tennessee, dated March 16, 2026 and recorded on March 19, 2026.

Being the same property conveyed to Matthew Holmes and Chloe Laxer by Affidavit of Heirship from The Estate of Jamee Lynn Dupuis of record Instrument No. 20260319-0021843 in the Register's Office for Davidson County, Tennessee, dated March 16, 2026 and recorded on March 19, 2026.

Being the same property conveyed to Jamee Lynn Dupuis by Warranty Deed from Rachel Abel and Eric Abel, wife and husband of record Instrument No. 20210819-0112156 in the Register's Office for Davidson County, Tennessee, dated July 29, 2021 and recorded on August 19, 2021. The said Jamee Lynn Dupuis has since departed this life on February 21, 2026, therefore, now vesting in Matthew Holmes and Chloe Laxer by Affidavit of Heirship.

This being inherited property, having never been the personal residence of grantor(s) at any time, Grantor(s) warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Parcel No.: 164-06-0B-004-00
Being also known as 507 Bradburn Village Circle, Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 507 Bradburn Village Circle , 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 17th day of June, 2026

Matthew Holmes

STATE OF ARIZONA
COUNTY OF Pima

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Holmes, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Pima County, Arizona, this 17th day of June, 2026.

HORACIO JAVIER BAO, Notary

Notary Public

My Commission Expires: 12/22/2026

HORACIO JAVIER BAO
Notary Public - Arizona
Pima County
Commission # 638433
My Commission Expires
December 22, 2026

WITNESS my hand this 17 day of June, 2026

Chloe Laxer

STATE OF MISSISSIPPI
COUNTY OF Rankin

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Chloe Laxer, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Flowood, Mississippi, this 17 day of June, 2026.

Jackie Beverly
Notary Public

My Commission Expires: 06-7-2027

JACKIE BEVERLY
Comm. # 358291
NOTARY PUBLIC
Commission Expires 06-07-2027
HINDS COUNTY, STATE OF MISSISSIPPI

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 17, 2026.

J. Carlton Drumwright

June 17, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 17, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY