Karen Johnson Davidson County
Batch# 1437505 DEEDWARR
06/24/2026 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260624-0056867

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $385,000.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 16th day of June, 2026.

Notary Public
My commission expires: 12/19/28

APRIL SUMRULL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Diquan Spigner 722 Robert Burns Dr. Nashville, TN 37217	Legends Bank 310 N First Street Clarksville, TN 37040	120-05-0 058.00

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, **SALAH SADIQ GAZI AND VIYAN TAHIR SALMAN, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DIQUAN SPIGNER, A SINGLE MAN,** 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. 225 on the Plan of Glengarry Park, Section Two, as shown by plat of record in Plat Book 2663, Page 124, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Salah Sadiq Gazi and Viyan Tahir Salman, husband and wife, by Warranty Deed from Candace M. Donegan and Tina M. Sidler and Susan M. Thomason and J. Michelle Smith, dated 1/7/2003 and recorded 1/9/2003 in Instrument No. 20030109-0003989, and as corrected by Scrivener's Affidavits recorded 4/11/2017 in Instrument No. 20170411-0035304 and 4/12/2017 in Instrument No. 20170412-0035679, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 722 Robert Burns Dr., Nashville, TN 37217.

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 16th day of June, 2026.

Salah Sadiq Gazi
Salah Sadiq Gazi

Viyan Tahir Salman
Viyan Tahir Salman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Salah Sadiq Gazi and Viyan Tahir Salman, 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 16th day of June, 2026.

My commission expires:
7/17/28

Notary Public

JOHN R. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 16. 2026

Affiant Signature

23rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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