This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-9376-TM

Karen Johnson Davidson County
Batch# 1443372 DEEDWARR
07/08/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20260708-0061726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

William Landers
Affiant

Subscribed and sworn to before me, this the 8th day of July, 2026.

JOHN CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/22/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Landers and Kaleigh Landers 5306B Georgia Avenue Nashville, TN 37209	Old National Bank PO Box 918 Evansville, IN 47706	091 11 0A 001.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jamil A. Hossain and Nausheen Karim Hossain, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **William Landers and Kaleigh Landers, husband and wife** (individually and/or collectively, "Grantee"), 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5306 GEORGIA AVENUE CONDOMINIUMS, a Horizontal Property Regime with Private Elements of record as Instrument No. 20070420-0047446 and as amended in Instrument Nos. 20080623-0064142 and 20080702-0068581 and being shown on Plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamil A. Hossain and Nausheen Karim Hossain, Husband and Wife, by Warranty Deed from Stephen K. Bailey and Wife, Danielle M. Bailey, of record in Instrument No. 20190114-0003740, in the Register's Office of Davidson County, Tennessee, dated January 10, 2019, and recorded on January 14, 2019.

This is improved property located at: **5306B Georgia Avenue, Nashville, TN 37209**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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 8th day of July, 2026.

GRANTOR:

Jamil A. Hossain

Nausheen Karin Hossain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jamil A. Hossain and Nausheen Karin Hossain, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2026.



Notary Public
My Commission expires: 9-7-26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 8, 2026**.

Affiant Signature

07/08/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 8, 2026**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY