Karen Johnson Davidson County
Batch# 1445374 DEEDWARR
07/13/2026 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260713-0062883

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654792**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2026. Notary Public My Commission Expires: 10/4/27

JODI JACKSON NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Ashlee Parker, Wesley Parker, and Patricia L. Parker 3377 Harpeth Springs Drive Nashville, TN 37221	Send Tax Bills To: SmartBank 230 McFarland Circle N Tuscaloosa, AL 35406	Tax Information: Tax Parcel ID No. 141 06 0D 141.00

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, **Abdullah Shamsuddin, married and Razia Shamsuddin, married** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ashlee Parker, an unmarried person, as joint tenants with rights of survivorship with Patricia L. Parker and Wesley Parker, wife and husband as tenants by the entirety as between themselves** , ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 141 on the Plan of Horizontal Property Regime Private Element Plat RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, of record in Plat at Instrument No. 20030213-0019999, 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 Abdullah Shamsuddin, unmarried man and Razia Shamsuddin, unmarried woman, by Warranty Deed from Tesfa-Alem Gebremeskel and Anja-Riitta Kekalainen, husband and wife, of record in Instrument No. 20160617-0061466, in the Register's Office of Davidson County, Tennessee, dated June 09, 2016 and recorded on June 17, 2016.

Abdullah Shamsuddin is now a married man and Razia Shamsuddin is now a married woman. Subject property has never been the primary marital residence of either Grantor.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20030213-0019999.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, RIVERBRIDGE DEVELOPMENT (FORMERLY AUTUMN SPRINGS), as recorded in Instrument No. 20020709-0082561.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE, R.O.W. DEDICATION, as recorded in Instrument No. 20081208-0118318. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016044, as amended in Instrument No. 20030303-0027396.

Easement recorded in Instrument No. 20121114-0104692.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217- 0155374.

Charter for Riverbridge Homeowners Association, Inc., recorded as Instrument No. 20030218-0020998.

Bylaws for Riverbridge Homeowners Association, Inc., recorded as Instrument No. 20030218-0020999.

This is improved property located at 3377 Harpeth Springs Drive Nashville TN 37221

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 10th day of July, 2026.

Abdullah Shamsuddin

Razia Shamsuddin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Abdullah Shamsuddin and Razia Shamsuddin, 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 10th day of July, 2026.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

True Copy Certification

I, **Jodi Jackson,** 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 this the 10 day of July, 2026.

Affiant Signature
Date 7/10/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028