WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.20.28

(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kazeen Abdullah	Kazeen Abdullah	162-13-0-088.00
(NAME) 504 Cedarview Dr.	(NAME)	
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1447820 DEEDWARR
07/16/2026 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260716-0064247

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Karwan Hasan and Rejin S. Kucher, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kazeen Abdullah, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 61 on the Plan of Revised Section One, Cedarwood Estates, as shown by plat of record in Plat Book 4675, Page 62 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Karwan Hasan and Rejin S. Kucher, husband and wife, by Warranty Deed from Ellis Lee Wynn and Rosalinda Blasé Wynn, husband and wife, by deed filed of record in Instrument No. 20230222-0012491, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 504 Cedarview Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), his/her/their 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.

Effective the 13th day of July, 2026.

Karwan Hasan

Rejin Kucher

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karwan Hasan and Rejin Kucher, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of July, 2026.

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public:
My Commission Expires: 3/9/2027

RETURN TO:
Stewart Title Company
126 Kedron Pkwy
Spring Hill, TN 37174

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/13/26. (date of document).

Affiant Signature

7/14/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

