THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260453934**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2026. Notary Public My Commission Expires: 1/4/2027

Karen Johnson Davidson County
Batch# 1448879 DEEDWARR
07/17/2026 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260717-0064966

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Aso Hassan Nejad 6914 Burkitt Rd Antioch TN 37013	Send Tax Bills To: Loanhouse Mortgage Capital, Inc. 200 East Las Olas Boulevard Suite 1270 Fort Lauderdale, FL 33301	Tax Information: Tax Parcel ID No. 187 00 0 104.00

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, **James R. Banniza and Freida Banniza, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aso Hassan Nejad , unmarried**, ("Grantees"), its 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 Lot No. 1 on the plan of BUCHANAN ACRES, of record in Plat Book 6900, page 413, Register's Office for said County.

Said Lot No. 1 fronts 150.00 feet on the northerly margin of Burkitt Road and extends back 581.12 feet on the westerly line and 581.00 feet on the easterly line to a dead line in the rear, measuring 161.94 feet thereon.

Being the same property conveyed to James R. Banniza and wife, Freida Banniza, by Warranty deed from Robert W. Warden and wife, Patsy A. Warden, of record in Book 7567, Page 493, in the Register's Office of Davidson County, Tennessee, dated June 7, 1988 and recorded on June 8, 1988.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BUCHANAN ACRES, as recorded in Plat Book 6900, Page(s) 413.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7346, Page 864.

Easement recorded in Instrument No. 20110311-0019589.

This is improved property located at 6914 Burkitt Rd Antioch TN 37013

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.

James R. Banniza

Freida Banniza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James R. Banniza and Freida Banniza, 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: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File# 56-26-2405

Certificate of Authenticity

I, Leslie Hayes, 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 7/10/2026.

Date

Affiant Signature

7/16/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of July, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)