Karen Johnson Davidson County
Batch# 1450438 DEEDWARR
07/22/2026 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.96
20260722-0066321

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25839-DJ

This instrument was prepared from information furnished by the public records or Grantee. Midtown Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Midtown Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $799,990.00.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2026.

Notary Public
My Commission Expires: _____

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Jackson E. Wangner 546 Whispering Hills Dr Nashville TN 37211	New Owner	147-15-0I-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Anas Malik Hamdulla, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jackson E. Wangner, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and being further known as Unit 546, together with the appurtenant common elements of Homes at 546 & 548 Whispering Hills Drive, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 546 & 548 Whispering Hills Drive, a horizontal property regime with private elements, of record in Instrument No. 20220908-0100574, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 546 & 548 Whispering Hills Drive, provided in said Declaration, together with the By-Laws appended thereto, the Site Plan attached as Exhibit to said Declaration, the Final Plat, Resubdivision of Lots 114 & 116, Whispering Hills, Section I, of record in Book 6250, page 695, said Register's Office, the Plan of Whispering Hills, Section I, of record in Book 2331, page 83, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Anas Malik Hamdulla by Quitclaim Deed from Lana Hazhar Busally, dated October 7, 2025, recorded October 7, 2025, of record in Instrument No. 20251007-0080146, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Anas Malik Hamdulla and Lana Hazhar Busally by Quitclaim Deed from Anas Malik Hamdulla, dated March 10, 2025, recorded March 14, 2025, of record in Instrument No. 20250314-0019130, said Register's Office; and further, being the same property conveyed to Anas Malik Hamdulla, an unmarried man by Warranty Deed from Tim Meehan, married, dated August 15, 2024, recorded August 26, 2024, of record in Instrument No. 20240826-0065376, said Register's Office; and further, being a portion of the property conveyed to Tim Meehan by Quitclaim Deed from Shawn Meehan and Dennis Meehan, dated September 26, 2022, recorded September 27, 2022, of record in Instrument No. 20220927-0106743, said Register's Office.

This is improved property located at: **546 Whispering Hills Drive, Nashville, TN 37211**

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 their 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 17th day of July, 2026.

GRANTOR:

Anas Malik Hamdulla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anas Malik Hamdulla, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of July, 2026.



Notary Public
My Commission expires: **01/22/2029**

Certificate of Authenticity

I, Danielle Watson, 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 7/17/26.

Date

Danielle Watson

Affiant Signature

7/17/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 17th day of July, 20 26.

Linzie Hahn

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029