Karen Johnson Davidson County
Batch# 1450739 DEEDWARR
07/22/2026 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260722-0066706

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2501

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 20th day of July, 2026

Notary Public

Commission Expires: 3·20·28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fehmideh Swaleh 848 General George Patton Road Nashville, TN 37221	New Owner	142-09-0B-848.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Kathryn Michelle Hunninen, Co-Trustee, of Hunninen-Huber Revocable Living Trust** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fehmideh Swaleh

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 848, the Plan of Phase One, Lot One, Section Five, River Plantation Condominium Apartments, of record in Book 5200, pages 145 and 146, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John D. Hunninen and Sharon F. Huber, Trustee, Hunninen-Huber Revocable Living Trust dated November 27, 2013 by Warranty Deed from John D. Hunninen and wife, Sharon F. Huber of record in Instrument No. 20131210-0125064 Register's Office for Davidson County, Tennessee, dated November 27, 2013 and recorded on December 10, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 848 General George Patton Road, Nashville, TN 37221

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 so 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. 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.

Dated this the 20th day of July, 2026.

Hunninen-Huber Revocable Living Trust

By: Kathryn Michelle Hunninen, Co-Trustee
Kathryn Michelle Hunninen, Co-Trustee

STATE OF ~~TENNESSEE~~ an Pennsylvania
COUNTY OF ~~DAVIDSON~~ an Allegheny

On this 20th day of July, 2026, Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kathryn Michelle Hunninen, Co-Trustee of Hunninen-Huber Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2026.

Notary Signature Autumn Metzmaier
My commission expires: 1/21/2030

Commonwealth of Pennsylvania - Notary Seal
Autumn Metzmaier, Notary Public
Allegheny County
My Commission Expires 01/21/2030
Commission Number 1462398

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 7/20/26. (date of document).

Affiant Signature

7/22/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

