Karen Johnson Davidson County
Batch# 1455560 DEEDWARR
08/04/2026 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260804-0071631

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260654959**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2026. Notary Public My Commission Expires: 11/15/26

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Sabah Karim 113 Brian Circle Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-04-0A-006.00-CO

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, **Rebecca M. Buckman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sabah Karim, married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tracts of land, together with all improvements located thereon, described as follows:

Being Lot No. 6 on the plan of Oak Highlands, Phase I, as of record in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Ralph D. Duncan and Rebecca M. Buckman, husband and wife by Warranty Deed from Edward C. Witherspoon, an unmarried man of record in Instrument No. 20080808-0081963 Register's Office for Davidson County, Tennessee, dated August 07, 2008 and recorded on August 08, 2008.

Being the same property conveyed to Rebecca M. Buckman by Quitclaim Deed from Ralph D. Duncan and Rebecca M. Buckman, husband and wife of record in Instrument No. 20191028-0110391 Register's Office for Davidson County, Tennessee, dated October 26, 2019 and recorded on October 28, 2019.

The said Ralph D. Duncan having since died on July 31, 2019.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 432 through 435, inclusive, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7350, Page 24, as re-recorded in Book 7367, Page 587 and amended in Book 8765, Page 77, Book 10181, Page 986, Book 10548, Pages 501, Book 10548, Page 503, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the

extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 7367, Page 615 and Book 8765, Page 90, Register's Office for Davidson, County, Tennessee.

Charter of HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee. Deed(s) for common areas to HOA of record in Book 7473, Page 697, Instrument No. 20000502-0044049, Instrument No. 20000425-0041127, Instrument No. 20020619-0074183 and Instrument No. 20040217-0017737, in the Register's Office for Davidson County, Tennessee.

Ingress & Egress Easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 7189, Page 379, Book 9487, Page 978 and Instrument No. 20010503-0045314, in the Register's Office for Davidson County, Tennessee. Deed(s) of Conveyance of record in Book 7748, Pages 408, 412, 448, 453 and Book 7893, Page 334, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Instrument No. 20001002-0097139, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 113 Brian Circle 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 29th day of July, 2026.

Rebecca M. Buckman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca M. Buckman, 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 29th day of July, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

Certificate of Authenticity

I, Joshua A. Terry, 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 7/29/26.

Affiant Signature – Joshua A. Terry

7/31/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/31/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27