Karen Johnson Davidson County
Batch# 1459908 DEEDWARR
08/17/2026 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20260817-0076368

Prepared By & Return To:
Tennessee Title Services LLC-Clarksville
112 Center Court
Suite- A
Clarksville, TN 37040
C-26-2622

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of August, 2026

A Stephens
Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Najman Shaban and Chinar Barwari 204 Williams Ave Madison, TN 37115	New Owner 204 Williams Ave Madison TN 37115	043-09-0-008.00

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,

Todd S. Biter, married man and Christopher D. Biter, married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Najman Shaban, and Chinar Barwari, husband and wife,

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:

Land in Davidson County, Tennessee, described as part of Lot No. 2 on the plan of Gee Lands of record in Book 332, Page 74, Register's Office for said County and parts of Lots Nos. 15, 16, 17 and 18, Block "A" of a subdivision of Lot No. 2 of the Gee Lands, all according to a survey made by Blanchard & Parrish, Engineers, December 24, 1941, as Follows:

BEGINNING at a point on the Northerly margin of Williams Avenue located Westwardly 285 feet from the Westerly margin of Gallatin Pike; thence with said margin of Williams Avenue, Westwardly 59 feet to point at the Southeasterly corner of the Wilson A. Scoggins Property (Book 2995, Page 153, said Register's Office); thence with Scoggins' Easterly property line, Northwardly 220.4 feet to a point in the Southerly line of the property now or formerly owned by The Cresent Company; thence with Cresent's Southerly property line, Eastwardly 63 feet to a point at the Northwesterly corner of the Ernest T. Woodward and Charles C. Woodward property (Book 4589, Page 122, said Register's Office); thence with the Woodards' Westerly property line, Southwardly 220.4 feet to the point of beginning.

Being the same property conveyed to Todd Biter by Warranty Deed from Lou Pizi of record in Instrument No. 20080109-0002675 Register's Office for Davidson County, Tennessee, dated December 19, 2007 and recorded on January 09, 2008.

Being the same property conveyed to Todd S. Biter and Christopher D. Biter by Quitclaim Deed from Todd Biter of record in Instrument No. 20180523-0079642 Register's Office for Davidson County, Tennessee, dated December 27, 2017 and recorded on May 23, 2018.

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.

This is not now nor has it ever been the principal residence of Todd S. Biter, Christopher D. Biter, their spouses or dependents.

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

This is improved property known as: 204 Williams Ave, Madison, TN 37115

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 4th day of August, 2026.

Todd S. Biter

Todd S. Biter

~~STATE OF TENNESSEE~~ xxxxxx TN
~~COUNTY OF MONTGOMERY~~ TN

STATE OF TEXAS COUNTY OF BRAZORIA

On this 4TH day of August, 2026, before me personally appeared Todd S Biter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4TH day of August, 2026.

Tamie Mason

Notary Signature
My commission expires: 07/22/2027

NOTARY PUBLIC STATE OF TEXAS

Tamie Mason
ID NUMBER
13209676-5
COMMISSION EXPIRES
July 22, 2027

Electronically signed and notarized online using the Proof platform.

[Remainder of page intentionally left blank]

Christopher D. Biter

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 4th day of August, 2026, before me personally appeared Christopher D Biter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of August, 2026.

Notary Signature
My commission expires: 7/14/2027

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 8/14/2026.

Affiant Signature – Joshua A. Terry

8/14/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/14/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27