Karen Johnson Davidson County
Batch# 1465661 DEEDWARR
09/01/2026 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $468.05
20260901-0080719

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $126,500.00.

Affiant

Subscribed and sworn to me on 08/26/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/02/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Babar Shah 504 Sands Ct Antioch, TN 37013	SAME AS NEW OWNER	162 16 0A 089.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Zala Safi, a single person, individually, and Zala Safi, as Conservator for Bibi Safi, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Babar Shah, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Unit No. 23, Building No. 18, known as 4 Hickory Court, being part of the Addition to Section One, Phase One, MILL CREEK CLUB CONDOMINIUM TOWNHOUSES, as shown in Plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee, together with the rights, privileges, and appurtenances described in the deed and Master Deed. The deed further identifies the property as 23 Sycamore Court, Antioch, TN 37013.
>
> Being the same property conveyed to Zala Safi, a single person; Bibi Safi, a single person, by Warranty Deed from Quaford C. Coleman, of record in Instrument No. 20080320-0028181, in the Register's Office of Davidson County, Tennessee, dated March 14, 2008 and recorded on March 20, 2008. Also see Conservatorship Docket No. 26P674, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) appointing Zala Safi as Conservator of Bibi Safi as an individual and for her estate. Order to Approve Contract For Sale of Real Property signed August 11, 2026 in the First Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 26P674.
>
> This is improved property known as 23 Sycamore Ct, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Witness our hands on 08/26/26.

Zala Safi, individually

Zala Safi, Conservator for Bibi Safi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/26/26, before me personally appeared Zala Safi, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/26/26.

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 07/02/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zala Safi, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the conservator for Bibi Safi and is authorized by the Circuit Court for Davidson County, Tennessee Docket No. 26P674 to execute this instrument on behalf of Bibi Safi.

Witness my hand and official seal on 08/26/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
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DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 08/26/2026.

John Cobb Rochford

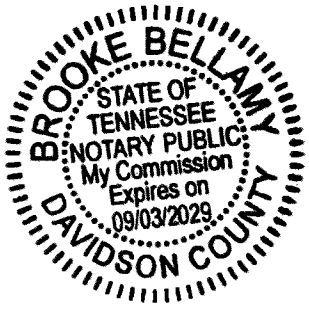
Date: 08/26/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 08/26/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29