Karen Johnson Davidson County
Batch# 1468985 DEEDWARR
09/04/2026 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260904-0082696

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-9697-KP

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant
Subscribed and sworn to before me, this the 31st day of August, 2026.

Notary Public
My Commission Expires: _____

LUDRA C DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-23-2030

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mina Iskandar and Jenny A. Iskandar 5328 Sunnyvale Drive Antioch, TN 37013	Pinnacle Bank, a Tennessee bank 21 Platform Way South Ste 2300 Nashville, TN 37203	176 05 0B 040.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jonathan R. Greer and Shawnta L. Greer, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Mina Iskandar and Jenny A. Iskandar, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 135, on the Plan of HICKORY WOODS ESTATES, SECTION C, as shown by plat appearing of record in Plat Book 6900, Pages 885-887, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jonathan R. Greer and Shawnta L. Sharber, joint tenants with rights of survivorship, by Warranty Deed from Cliffton J. Preston, married, of record in Instrument No. 20071205-0140850, in the Register's Office of Davidson County, Tennessee, dated November 30, 2007 and recorded on December 05, 2007.

This is improved property located at: **5328 Sunnyvale Drive, Antioch, TN 37013**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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, Grantors executed this instrument on this 31st day of August, 2026.

GRANTORS:

Jonathan R. Greer

Shawnta L. Greer

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan R. Greer and Shawnta L. Greer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2026.

Notary Public
My Commission expires:

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/31/2026 (date of document).

Emma Howard
Affiant Signature

8/31/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31 day of August, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL

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