Karen Johnson Davidson County
Batch# 1470695 DEEDWARR
09/10/2026 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260910-0083803

This instrument was prepared from information furnished by the pu... Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-10028-AJ

STATE OF TENNESSEE
COUNTY OF Coffee

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2026.

Notary Public
My Commission Expires: 07/06/30

TAYLER GRENIER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohammed Abdulkadir and Faqi O. Faqi 1152 White Mountain Lane Nashville, TN 37013	Guidance Residential LLC 3637 Sentara Way Virginia Beach, VA 23452	135-14-0A-033-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Avianna Estrada, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Mohammed Abdulkadir, a married person, and Faqi O. Faqi, a married person** (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 Lot No. 33 on the Plan of Final Plat of Pinnacle Point Subdivision, Phase Two of record in Plat Book 6900, Pages 140 and 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Avianna Estrada, a single person, by deed dated 12/16/2021, from Opendoor Property Trust |, a Delaware statutory trust, of record in Instrument No. 20211221-0168555, Register's Office for said County. William Francis Balden joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

This is improved property located at: **1152 White Mountain Lane, Nashville, 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, Grantor has executed this instrument on this 3rd day of September, 2026.

GRANTOR:

Avianna Estrada

William Francis Balden

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Avianna Estrada and William Francis Balden, 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 3rd day of September, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

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 9/3/26 ate of document).

Affiant Signature

9/8/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202609100083803