Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
26-0238

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2026

Notary Public

Commission Expires: 03/28/28

MACKENZIE REINACHER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 1480629 DEEDWARR
10/05/2026 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20261005-0091472

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mohamed Diiriye & Hasna Ismail 1516 Cherry Tree Lane Mt. Juliet, TN 37122	Same as New Owner	110-02-0C-081.00

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,

4JJ Rentals, LLC, a Wyoming limited liability company

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

Mohamed Diiriye, and Hasna Ismail, 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, being Lot 81, in the FINAL PLAT OF ASHTON PARK, PHASE 5B, recorded as Plat Instrument No. 20250206-0009127, Register's Office for Davidson County, Tennessee, and corrected by Surveyor's Certificate of Correction as Instrument No. 20250319-0019893, in said Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation, by Special Warranty Deed from Pardue Family Ashton Park Partnership II, a Tennessee general partnership, of record in Instrument No. 20240205-0007991, in the Register's Office of Davidson County, Tennessee, dated January 26, 2024, and recorded on February 05, 2024.

Being the same property conveyed to Brandon Pardue, individually, by Quitclaim Deed from Pardue Family Ashton Park Partnership II, a Tennessee general partnership, of record in Instrument No. 20250325-0022390, in the Register's Office of Davidson County, Tennessee, dated March 20, 2025 and recorded on March 25, 2025.

Being the same property conveyed to Schell Brothers Nashville LLC, a Delaware limited liability company, by Special Warranty Deed from Brandon Pardue, individually, of record in Instrument No. 20250325-0022391, in the Register's Office of Davidson County, Tennessee, dated March 20, 2025 and recorded on March 25, 2025.

Being the same property conveyed to Lennar Homes of Tennessee, LLC, a Delaware limited liability company, by Special Warranty Deed from Schell Brothers Nashville LLC, a Delaware limited liability company, of record in Instrument No. 20250916-0073730, in the Register's Office of Davidson County, Tennessee, dated September 15, 2025 and recorded on September 16, 2025.

Being the same property conveyed to 4JJ Rentals, LLC, by Special Warranty Deed from Lennar Homes of Tennessee, LLC, a Delaware limited liability company, of record in Instrument No.

20260828-0079956, in the Register's Office of Davidson County, Tennessee, dated August 24, 2026 and recorded on August 28, 2026.

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.

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

This is improved property known as: 1516 Cherry Tree Lane, Mt. Juliet, TN 37122

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 uses, 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 21 day of September, 2026.

4JJ Rentals, LLC

By: Mark Sharifi, Member

STATE OF California
COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mark Sharifi** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of 4JJ Rentals, LLC, a limited liability company, and that he is authorized by 4JJ Rentals, LLC to execute this instrument on its behalf as such Member.

Witness my hand and official seal at Rancho Cucamonga, California this 21 day of September, 2026.

KRYSTAL HARRISON
COMM. #2484181
Notary Public - California
San Bernardino County
My Comm. Expires Mar. 12, 2028

Krystal Harrison
Notary Public
My Commission Expires: March 12th 2028

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 09/21/2026 (date of document).

Affiant Signature

09/21/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 21st day of September, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29