Karen Johnson Davidson County
Batch# 1481059 DEEDWARR
10/07/2026 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20261007-0092062

26.60188

WARRANTY DEED

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of September, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-20-29

(AFFIX SEAL)

TONYA THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY

Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bradley Capps and Kimberly Capps	**NEW OWNERS** ET Rocket Mortgage LLC	**065-09-0-043.00**
(NAME)	(NAME)	
4852 Everest Dr.	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED, WE, **MOHAMMAD BASHBSHEH, AN UNMARRIED MAN, AND NICOLE KHAMOOSHI F/K/A NICOLE BASHBSHEH, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO **BRADLEY CAPPS AND KIMBERLY CAPPS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING Lot No. 77 on the Plan of Sherwood Forest, Section Three of record in Plat Book 4460, Page 81, 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 Mohammad Bashbsheh and Nicole Bashbsheh, husband and wife by Warranty Deed from Katherine Simmons, formerly known as Katherine Frith, a married woman of record in Instrument No. 20200108-0002843 Register's Office for Davidson County, Tennessee, dated January 06, 2020 and recorded on January 08, 2020.

Nicole Khamooshi being formerly known as Nicole Bashbsheh.

This is ( ) **unimproved** (x) **improved** property known as: **4852 Everest Drive, Nashville, TN 37138.**

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 do 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.

[SIGNATURE PAGES TO FOLLOW]

Witness my/our hand (s) this the 25 day of September, 2026.

M.B

Mohammad Bashbsheh

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mohammad Bashbsheh, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 25 day of September, 2026.

PAULINE STEGMAN
Notary ID #135105838
My Commission Expires
September 25, 2028

Pauline Stegman

Notary Public

My commission expires: 09/25/2028

202610070092062

Tennessee Certification of Electronic Document

I, Bailey Warren, 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 September 25, 2026 (date of document).

Bailey Warren
Affiant Signature

10-2-2026
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 2 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/20/29

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY