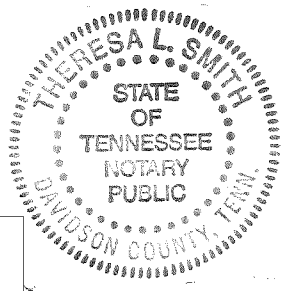
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$279,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-12-30

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1481069 DEEDWARR
10/07/2026 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20261007-0092076

THIS INSTRUMENT WAS PREPARED BY
LRG Title and Escrow, LLC
1524 Williams Drive, Ste 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Doneisha Wilburn	CrossCountry Mortgage, LLC.	149 07 0E 089.00
(NAME)	(NAME)	
1612 Mountain Ash Lane	2160 Superior Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Manaj Nazif, unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Doneisha Wilburn, unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 1612 on the Plan of Canyon Ridge, Phase 3, a Townhome PlannedUnit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declarationof Covenants, Conditions and Restrictions for Canyon Ridge Phase 3, a Townhome Planned Unit Development, aHorizontal Property Regime with Private Elements, of record in Instrument No. 20210831-0117403 and corrected byScrivener's Affidavit of record in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee, towhich plan reference is hereby made for a more complete description.

Being the same property conveyed to Nazif Manaj, unmarried man by Special Warranty Deed from Nvr, Inc., A VirginiaCorporation T/A Ryan Homes, dated 04/20/2023, recorded in Instrument 202304200029146, Register's Office forDavidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Book 9700 at Page 805; (2) All matters shown on the plat of record in Instrument 200710250126182; (3) Covenants, conditions, easements and restrictions recorded in Instrument 202008130090808; (4) Covenants, conditions, easements and restrictions recorded in Instrument 202001270009102, amended in Instrument 202112030161015 as affected by Scrivener's Affidavit recorded in Instrument 202207080079034 and Affidavit of Scrivener's Error recorded in Instrument 202007270081803; (5) Covenants, conditions, easements and restrictions recorded in Instrument 202108310117403, and corrected by Scrivener's Affidavit of record in Instrument 202109080120099; (6) Deed of Conveyance of utilities within proposed Spanos Drive of record in Book 7097 at Page 193; (7) Stormwater Detention Agreement recorded 01/15/2003 in Instrument 200301150006324; (8) Charter recorded 08/06/2021 in Instrument 202108060106350, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1612 Mountain Ash Lane, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of October, 2026.

Manaj Nazif

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Manaj Nazif, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of October, 2026.

Notary Public:
My Commission Expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
LRG Title and Escrow, LLC
1524 Williams Drive, Ste 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Theresa L. Smith, do hereby make oath that I am a licensed attorney and/or 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 10-1, 2026.

Theresa L Smith

Affiant
Date: October 2, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Public

My Commission Expires: 11/8/2028

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY