Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
18223

Karen Johnson
Batch # 1481153
10/07/2026 11:05:45 AM
Fees: $13.00 Taxes: $1,961.00

Davidson County
DEEDWARR
2 pgs

20261007-0092180

STATE OF TENNESSEE
COUNTY OF HAMILTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/1/2029

(AFFIX SEAL)

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Services, Inc.
5913 Main Street, Ste 107
Ooltewah, TN 37363

414-CHT26-10419

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brwa Ali and Noora Jamal 9728 Katz Lane Brentwood, TN 37027	First Bank 722 Columbia Ave Franklin TN 37064	181 07 0A 099.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy Lebron Bales and wife, Alexandria Renee Bales**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brwa Ali and Noora Jamal**, **husband and wife**, hereinafter called the Grantees, their successors 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 No. Ninety-nine (99) on the Plan of Final Plat Autumn View, formerly Brinkley Property Subdivision, Phase Two-A (2-A), of record in Instrument No. 20190830-0087642, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20190910-0091297, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Lebron Bales and Alexandria Renee Bales, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200224-0019857, in the Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 24, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 9728 Katz Lane, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 5th day of October, 2026.

Jeremy Lebron Bales

Alexandria Renee Bales

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeremy Lebron Bales and Alexandria Renee Bales, 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 at Ooltewah, Tennessee, this 5th day of October, 2026.

Notary Public

My Commission Expires: 02/21/2027

