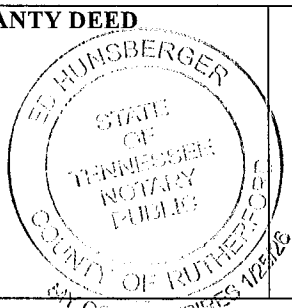
WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,500.00

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Mark Ibrahem	SEND TAX BILLS TO: MARK IBRAHEM	MAP-PARCEL NUMBERS
(NAME)	(NAME) 4025 PEPPERWOOD DR	165130A12200CO
(ADDRESS)	(ADDRESS) ANTIOCH TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Star Carter, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Ibrahem, single man**, HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 466 on the Plan Peppertree Forest, Section Ten, a Planned Unit Development, of record in Plat Book 7900, Page 938, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Theresa A. Toman, an unmarried woman, by virtue of that certain Warranty Deed dated October 27, 2015, and being of record at Instrument No. 20151028-0109705 in the Register's Office of Davidson County, Tennessee. Theresa A. Toman having passed on March 1, 2024. See also Probate at Docket No. 24P571 in the Circuit Court of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3924 Pepperwood Dr. 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 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.

Karen Johnson Davidson County
Batch# 1291530 DEEDWARR
06/30/2025 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $986.05
20250630-0051100

Witness my hand this 26 day of June, 2025.

Star Carter

STATE OF Tennessee
COUNTY OF Dickson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Star Carter and** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of June, 2025.

Notary Public Jacqueline G Brown

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 27 day of June, 2025.

Deborah Ledawn Lawson, Executrix of The Estate of Theresa Toman

Deborah Ledawn Lawson, Executrix

Deborah Ledawn Lawson, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Deborah Ledawn Lawson,** with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executrix of **The Estate of Theresa Toman,** and is authorized by **The Estate of Dorothy Jean Lawson**, to execute this instrument on behalf of **The Estate of Theresa Toman, as** Executrix.

WITNESS my hand and official seal at office this 27th day of June, 2025.

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 6/27/25 (date of document).

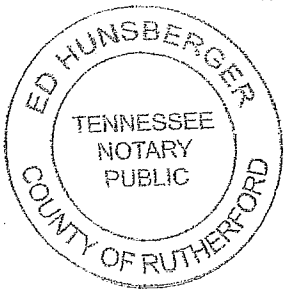
Affiant Signature

6/27/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 of June, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26