WARRANTY DEED

Karen Johnson Davidson County
Batch # 1333401 DEEDWARR
10/13/2025 01 07 11 PM 2 pgs
Fees $13 00 Taxes $758 50

20251013-0081523

DM-MC-25-33

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Safwat Nouh	**New Owner**	
(NAME)	(NAME)	**122-01-0A-262.00-CO**
2569 Carmine St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37135		
(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 consideration, the receipt of which is hereby acknowledged, **RICHARD GARLAND RUSSELL, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAFWAT NOUH, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit·

Unit No. 37, on the plan of Woodland Point, Phase III of record in Instrument No. 200001011-0101044 , Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to Mary E Russell, a single woman, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20030403-0044271, Register's Office for Davidson County, Tennessee, dated March 28, 2003, and recorded on April 3, 2003

The said Mary E. Russell having since died intestate on July 12, 2024 Her interest in the subject property vested at her death in Richard Garland Russell, her heir at law, as evidenced by affidavits of heirship of record in Instrument Numbers 20250904-0070499 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2025, a lien now due and payable
• Subject to all matters shown on the Plan of record as Instrument Number 20000713-0069314, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000607-0056981, Instrument No. 20001011-0101044, Instrument No. 20010510-0048792, supplemented in Instrument No. 20020725-0089575 and Instrument No 20020904-0107261 and Instrument No 20001011-0101044, Register's Office for Davidson County, Tennessee
• Declaration of Restrictive Covenants for the Single Family Area at Woodland Point of record in Instrument Number 20000711-0068562, in the Register's Office for Davidson County, Tennessee.
• Easement for Landscape Agreement in Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewer and/or Storm Drainage in Instrument 20000419-0039023, Register's Office for Davidson County, Tennessee.
• Easement for Department of Public Works in Book 8332, page 982, Register's Office for Davidson County, Tennessee
• Sewer Easement of record in Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee
• Charter for HOA in Instrument No 20001013-0102000 and Instrument No. 20020222-0022863, Register's Office for Davidson County, Tennessee.
• Deed conveying common area in Instrument No 20001205-0119722, and Instrument No. 20020214-0019795, Register's Office for Davidson County, Tennessee.
• By-Laws of record in Instrument Number 20040615-0070768, amended in Instrument No

20080104-0001237, Instrument No 20080521-0052236, Instrument No 20090121-0005240, , Instrument No 20120518-0043315 and Instrument No 20130626-0065791, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20030611-0080534, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **33 Fawn Creek Pass, Nashville, Tennessee 37214**

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), their heirs and 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), 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/our hand(s) this the 8th DAY OF OCTOBER, 2025

Nea Ballard Paquet

Richard Garland Russell by Nea Ballard Paquet as Attorney-in-Fact

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEA BALLARD PAQUET, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RICHARD GARLAND RUSSELL, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD GARLAND RUSSELL

Witness my hand and official seal, this the 8th of October, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 10/8/25

Affiant Signature October 13, 2025

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 13th day of October, 2025.