Karen Johnson Davidson County
Batch# 1342538 DEEDWARR
11/06/2025 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20251106-0088591

# WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028 (AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: Abdelghani Barre and Kaha Aden | SEND TAX BILLS TO: new owners | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 901 A Coral Rd. | (NAME) | 084-11-0-139.00 |
| (ADDRESS) Nashville, TN 37204 | (ADDRESS) | |
| (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, **Kimberly R. Binkley, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abdelghani Barre and Kaha Aden, Husband and Wife ,** HEREINAFTER CALLED THE GRANTEE, THEIR 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. 246 on the plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for said County.**

**Said Lot No. 246 fronts 70 feet on the north side of Aubrey Drive, and runs back between parallel lines 150 feet to a dead line.**

**Being the same property conveyed to Kimberly R. Binkley, unmarried by Warranty Deed from Peace of Earth, LLC, a Tennessee Limited Liability Company, Connie Williams, unmarried, and Sheila Tidwell, unmarried of record in Instrument No. 20111110-0088230 Register's Office for Davidson County, Tennessee, dated November 01, 2011 and recorded on November 10, 2011.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for 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 2304 Aubrey Dr. Nashville, TN 37214
(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.

Witness my hand this 5th day of November, 2025.

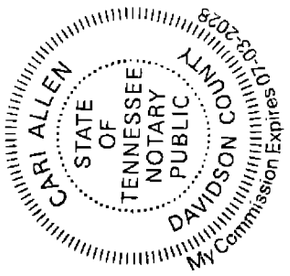
Kimberly R. Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 5th day of November, 2025.

Notary Public
My Commission Expires: 7-3-28



## Certificate of Authenticity

I, Holly A. Mason, 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 November 5, 2025.

Affiant Signature

11/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of November, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28 ~~9/7/2026~~ CA

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