THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250952317**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this 21st day of October, 2025. Notary Public My Commission Expires: 3-28-26

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1343301 DEEDWARR
11/10/2025 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20251110-0089519

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ahmed Sayed, Rim Abouelella and Reham Sayed 643 Bradburn Village Circle Antioch TN 37013	New Owner	Tax Parcel ID No. 164 06 0B 114.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jillian E. Ford, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ahmed Medhat Sayed and Rim Abouelella, married to each other and Reham M. Sayed,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Unit No. 71, on the plan of THE TOWNHOMES OF BRADBURN VILLAGE, PHASE 3B, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20180226-0017976, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jillian E. Ford, An Unmarried Woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20190301-0018585, in the Register's Office of Davidson County, Tennessee, dated February 27, 2019 and recorded on March 01, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060816-0101099, as amended in Instrument No. 20070717-0084884 and amended and restated in Instrument No. 20070817-0098536, as Supplemented in Instrument Nos. 20121109-0103798, 20180226-0017976 and Assignment of Developer's Rights recorded in Instrument Nos. 20170802-0078538, 20210329-0041049 and further amended and restated in Instrument No. 20180713-0068064.

Easement for Right of Way, recorded in Book 3644, Page 317 (as Supplemented in Book 4579, Page 913); Book 3670, Page 396 and Book 4728, Page 63.

Easement for T.V.A. Transmission Lines, recorded in Book 5799, Page 662.

Easement for Grant of Transmission Line, recorded in Instrument Nos. 20020905-0107384 and 20020909-0109148.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20080502-0045461.

Easement for Access, Utility and Drainage, recorded in Instrument No. 20171229-0132505. Easement recorded in Instrument Nos. 20070622-0074712 (Waiver of Option Rights recorded in Instrument No. 20170802-0078535); 20080807-0081447, 20170206-0012425 and 20191029-0110667.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060608-0068199.

Charter for The Townhomes of Bradburn Village Homeowners Association, Inc. recorded in Instrument No. 20060823-0103546 and Scrivener's Affidavit is Recorded in Instrument No. 20171101-0111800.

Common Open Space is recorded in Instrument No. 20060823-0103545.

This is improved property located at 643 Bradburn Village Circle Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of October, 2025.

Jillian E. Ford

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jillian E. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2025.

Nathan L. Powers
Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Amanda Maynor, 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

October 21, 2025

Date

Affiant Signature

November 10, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of November, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON