Karen Johnson
Batch # 1352818
12/02/2025 11 58 56 AM
Fees $13 00 Taxes $1,221 00

Davidson County
DEEDWARR
2 pgs

20251202-0095433

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ~~ME,~~ THIS THE 1st day of December 2025

(Affix Seal) Notary Public

My Commission Expires

ABBY BENSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
11/14/29

2025-10-3488

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To.	Tax ID#:
Ryan Barwise 1260 Martin Street Unite 309 Nashville, TN 37203	NEW OWNER	Map/Parcel 105-07-1A-312 00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah Shillinglaw Mahasneh, formerly Sarah C. Shillinglaw, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Barwise, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 309 of The 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument Nos. 20160211-0013466, 20170724-0074509, 20170918-0095139 and 20170919-0095966, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Sarah C. Shillinglaw, an Unmarried Woman by Warranty Deed from 1260 Martin LLC, A Tennessee Limited Liability Company of record in Instrument No. 20171006-0102843 Register's Office for Davidson County, Tennessee, dated October 04, 2017 and recorded on October 06, 2017.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 are a lien and now due and payable, and subsequent years, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1260 Martin Street, 309, Nashville, TN 37203.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to

warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Bilal Qusai Mahasneh, husband of Sarah Shillinglaw Mahasneh, joins in to convey all his right, title and interest, he may have in the subject property by virtue of his marriage to Sarah Shillinglaw Mahasneh.

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.

Effective the 18 day November, 2025.

Sarah Shillinglaw Mahasneh

Bilal Qusai Mahasneh

STATE OF MINNESOTA
COUNTY OF Hennepin

On this 18 day of November, 2025, before me personally appeared Sarah Shillinglaw Mahasneh and Bilal Qusai Mahasneh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18 day of November, 2025.

Notary Signature
My commission expires: 1-31-30

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2030