This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater for this transfer is: $450,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 22 Day of December, 2025.

_____
Notary Public
My Commission expires 11 / 15 / 2028

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Dina Yackoub
4000 Hollis Hill Dr
Nashville, TN 37211

SEND TAX BILLS TO:
Dina Yackoub
4000 Hollis Hill Dr
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1366012 DEEDWARR
01/06/2026 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20260106-0000740

MAP AND PARCEL NUMBER: 147120B04100CO

WARRANTY DEED
25NT01715

Effective the 22 Day of December, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kyaw Win and Cing T. Dim, Husband and Wife, and Tam Aung, as tenants in common with rights of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Dina Yackoub, an unmarried woman and Diyar Ebrahimzadeh, an unmarried man, as joint tenants with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 41 as shown on the Plan of Classic Meadows, of record in Instrument No. 20040715-0084487, and by Certificate of Correction of record in Instrument No. 20050303-0023638, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Kyaw Win and Cing T. Dim, Husband and Wife and Tam Aung, as tenants in common with rights of survivorship from Kyaw Win and Cing T. Dim, Husband and Wife and Sing Thang, an unmarried person by Quitclaim Deed dated May 7, 2025 and recorded on May 27, 2025 in Instrument No. 20250527-0041155, Register's Office of said County.

Being the same property conveyed to Kyaw Win and Cing T. Dim, Husband and Wife, and Sing Thang, an unmarried person from St. Mina Coptic Orthodox Church of Tennessee, a Tennessee non-profit corporation, and The Estate of Sam Dowd, Deceased, by Warranty Deed dated 06/16/2015 and recorded 06/18/2015 in Instrument No. 20150618-0058344, Register's Office of said County.

This is an improved property commonly known as: 4000 Hollis Hill Drive, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 22 day of December 2025

PATRICK J. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kyaw Win

State of TN)
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Kyaw Win,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7 / 3 / 28

PATRICK J. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Cing Thian Dim

State of TN)
County of Rutherford P.S.M.

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Cing Thian Dim,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7 / 3 / 28

Witness our hands this the 22 day of December 2025

Tam Aung

State of TN
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Tam Aung,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/22/25.

Affiant Signature – Joshua A. Terry

12/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/30/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27