Karen Johnson Davidson County
Batch# 1368066 DEEDWARR
01/09/2026 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,142.30
20260109-0002407

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED SEVENTY NINE THOUSAND AND 00/100 (579,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of January, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
DILLON GLENN AND LAUREN GLENN (NAME)	**LEGACY HOME LOANS, LLC DBA STEADFAST MORTGAGE** (NAME)	**119014A00200CO**
2319B FOSTER AVE NASHVILLE, TN 37210 (ADDRESS)	**408 HIGHWAY 76 WHITE HOUSE, TN 37188** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of January, 2026, the undersigned, **HUSSEIN AL-SORAIFY, A SINGLE MAN AND JEREMY BYRD, A MARRIED MAN WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DILLON GLENN AND LAUREN GLENN, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2319B FOSTER AVE, NASHVILLE, TN 37210** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2319B of 2319 FOSTER AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2319 FOSTER AVENUE, a Horizontal Property Regime, of record in Instrument Number 20250428-0032184, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Hussein Al-Soraify and Jeremy Byrd, by Quitclaim Deed from Hussein Al-Soraify, of record in Instrument No. 20250724-0058678, in the Register's office of Davidson County, Tennessee, dated July 22, 2025 and recorded on July 24, 2025.

Being part of the same property conveyed to Hussein Al-Soraify, by Warranty Deed from Sam Walton and Becky Walton, husband and wife, of record in Instrument No. 20250422-0030708, in the Register's office of Davidson County, Tennessee, dated April 21, 2025 and recorded on April 22, 2025.

Please note: This was not a primary marital residence for Jeremy Byrd.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 9th day of January, 2026.

GRANTOR: HUSSEIN AL-SORAIFY
By: ALI AL-SORAIFY, HIS ATTORNEY IN FACT

Hussein Al-Soraify By: Ali Al-Soraify His Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **ALI AL-SORAIFY** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **HUSSEIN AL-SORAIFY**, of record in the Davidson County Register of Deeds as Instrument Number_____, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of HUSSEIN AL-SORAIFY the within named Grantor, an Individual residing in the state of Tennessee, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 9th day of January, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

GRANTOR: JEREMY BYRD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JEREMY BYRD**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 9th day of January, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of January, 2026.

Affiant Signature
Date 1/9/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027