THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260153134**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $551,750.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1375806 DEEDWARR
02/04/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,041.48
20260204-0007897

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yousef Mahmoud 7575 Oakledge Dr Brentwood TN 37027	New Owner	Tax Parcel ID No. 181 10 0A 296.00

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, **Quoc B. Mai and Phuong Thi Quynh Pham a/k/a Phuong Pham, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Yousef Mahmoud and Afnan Abduljaber, husband and wife**, ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1023 on the Final Plat of AUTUMN OAKS SUBDIVISION, PHASE 10B, A CLUSTER SUBDIVISION, of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Quoc B. Mai and Phuong Pham, husband and wife, by Warranty Deed from Terry C. Salter and Julie Salter, husband and wife, of record in Instrument No. 20180412-0034692, in the Register's Office of Davidson County, Tennessee, dated April 10, 2018 and recorded on April 12, 2018. Also see Name Affidavit of record in Instrument No. 20210507-0061714 and Instrument No. 20210507-0061715, Register's Office of Davidson County, Tennessee.

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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AUTUMN OAKS SUBDIVISION, PHASE 10B, A CLUSTER SUBDIVISION, as recorded in Instrument No. 20140331-0026145.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY AUTUMN OAKS, R-20 RESIDENTIAL P.U.D., as recorded in Plat Book 6900, Page 786.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010912-0099443, as Amended in Instrument No. 20030513-0064238 and Instrument No. 20101206-0096935.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 6704, Page 397 and Book 6704, Page 405, as Amended in Book 6968, Page 30.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7760, Page 970, Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20040128-0010894.

Charter for Autumn Oaks IIomeowners Association recorded as Instrument No. 20010912-0099442.

Common Open Space Deed recorded as Instrument No. 20191115-0117964.

Resolution by the Autumn Oaks HOA Board of Directors recorded as Instrument No. 20100414-0028160.

This is improved property located at 7575 Oakledge Dr Brentwood TN 37027

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, this instrument is effective this 30th day of January, 2026.

Quoc B. Mai

Phuong Thi Quynh Pham a/k/a Phuong Pham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Quoc B. Mai and Phuong Thi Quynh Pham a/k/a Phuong Pham, 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 30th day of January, 2026.

Nathan A Powers
Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 30, 26 (date of document).

Jennifer L Pennell

Jan 30, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 30, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal

