Karen Johnson Davidson County
Batch# 1378679 DEEDWARR
02/10/2026 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20260210-0010071

WARRANTY DEED

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/26/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nawal Mako	American Financial Network	135 10 0C 071.00
(NAME) 1841 Olive Circle	(NAME) 770 The City Dr S. #2000	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Orange, CA 92868	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James L. Ruffin, an unmarried man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Nawal Mako, a married woman** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1841 Olive Circle, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 3rd day of February, 2026.

GRANTOR:

James L. Ruffin

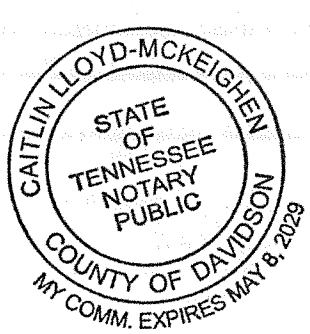
James L. Ruffin

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared James L. Ruffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 3rd day of February, 2026.



Notary Public

My Commission Expires: 5-8-2029

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of RANSOM PARK, SECTION THREE, of record in Instrument No. 20030718-0101335, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James L. Ruffin, married, by Quitclaim Deed from Travis Ruffin a/k/a James Travis Ruffin, unmarried, of record in Instrument No. 20190219-0014919, in the Register's Office of Davidson County, Tennessee, dated February 19, 2019, and recorded on February 19, 2019.

Being the same property conveyed to Travis Ruffin, unmarried, by Warranty Deed from General Construction Company, Inc, of record in Instrument No. 20031110-0164513, in the Register's Office of Davidson County, Tennessee, dated October 31, 2003, and recorded on November 10, 2003.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 4, 2026.

J. Carlton Drumwright

February 4, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 4, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY