This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1379471 DEEDWARR
02/12/2026 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260212-0011206

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $535,000.00.

Affiant

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

Subscribed and sworn before me this the 10th day of February, 2026

Notary Public
My commission expires: 12-26-2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Roaa Yousif	New Owner	173-10-0C 071.00
8064 Brockman Lane		
Nashville, TN 37211		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HANG PHAN, AN UNMARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ROAA YOUSIF AND DINA YOUSIF AND RAIAN YOUSIF**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 71, Delvin Downs, Phase Three, as shown on survey and plat appearing of record in Instrument No. 20180821-0082850, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hang Phan, an unmarried woman, by Warranty Deed from Capitol Homes, Inc., a Tennessee corporation, dated 3/29/2019 and recorded 4/2/2019 in Instrument No. 20190402-0029936, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8064 Brockman Lane, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against 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.

HP

Witness my hand this the 10th day of February, 2026.

Hang Phan

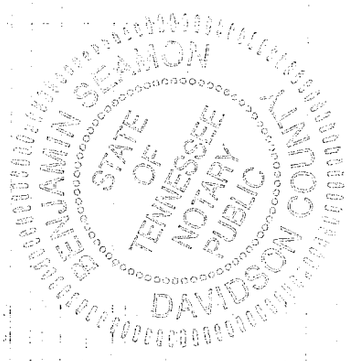
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hang Phan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2026.

My commission expires:
9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Justin Foster 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 2-10-26 (date of document).

Affiant Signature

2-10-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of Feb, 24.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027