Karen Johnson Davidson County
Batch# 1382560 DEEDWARR
02/18/2026 12:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20260218-0012916

WARRANTY DEED

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$440,000.00**.

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 13TH DAY OF FEBRUARY, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 210126

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Bashir Haji-Webo	Bashir Haji-Webo	182 01 0A 165.00
1519 Sunbeam Drive	1519 Sunbeam Drive	
Antioch, TN 37013	Antioch, TN 37013	

For and in consideration of the sum of Four Hundred Forty Thousand And 0/100 ($440,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

NISRIN AL LAYEZ, AN UNMARRIED WOMAN, AND YASSER SBEITANI, AN UNMARRIED MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

BASHIR HAJI-WEBO, AN UNMARRIED MAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 124, on the plan of Sunset Hills Subdivision, Phase Three, RS-10 Subdivision, Cluster Lot Option, of record in Instrument No. 20130619-0063025, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nisrin Al Layez and Yasser Sbeitani by Warranty Deed from Melissa J. Reagan, an unmarried woman, by dated December 01, 2020 and recorded on December 10, 2020 in Instrument No. 202012100144612, Register's Office for Davidson County, Tennessee. Grantors having since divorced and are now unmarried, pursuant to Final Decree of Divorce, Docket #24D606, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 1519 Sunbeam Drive, Antioch, TN 37013.

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR NISRIN AL LAYEZ, AN UNMARRIED WOMAN, AND YASSER SBEITANI, AN UNMARRIED MAN to BASHIR HAJI-WEBO FOR THE TRANSFER OF PROPERTY LOCATED AT 1519 SUNBEAM DRIVE, ANTIOCH, TN 37013.]

Witness our/my hand on the 13th day of February, 2026.

Nisrin Al Layez

Yasser Sbeitani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared ALL SELLERS AL LAYEZ/SBEITANI (SA), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of February, 2026.

Notary Public
My Commission Expires: 7-14-2027

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 13, 2026.

J. Carlton Drumwright

February 13, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 13, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY