WARRANTY DEED

Karen Johnson Davidson County
Batch# 1382675 DEEDWARR
02/19/2026 08:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20260219-0013061

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2026.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 11-5-29

(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1500 Medical Center Pkwy, Suite 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allison Zemaitis	New owners	Parcel ID: 059 11 0 081.00
(NAME)	(NAME)	
3933 Augusta Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ali Chalabi, single, Markow Moussa, single and Kerolos Adly, single, as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allison Zemaitis, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 442 on the Plan of Haynes Manor, Sec. III, of record in Book 4175, page 11, Register's Office fur said County to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Myrtle L.A. Jones, unmarried from Cumberland Builders, Inc. by Warranty Deed dated February 13, 1970 and recorded on February 16, 1970 in Book 4398, Page 92, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Myrtle L.A. Jones and Melvin A. Mitchell, as co-Trustees of The Myrtle L.A. Jones Living Trust, u/a dated July 27, 2023 from Myrtle L.A. Jones, a single woman by Quitclaim Deed dated July 27, 2023 and recorded on September 7, 2023 in Instrument No. 20230907-0070071, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kelvin I. Jones from Melvin A. Mitchell, Successor Trustee of the

Myrtle L.A. Jones Living Trust u/t/a dated July 27, 2023 by Trustee Quitclaim Deed dated June 14, 2024 and recorded on June 26, 2024 in Instrument No. 20240626-0047895, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Music City Holdings LLC from Kelvin I. Jones, single by Warranty Deed dated October 17, 2025 and recorded on October 30, 2025 in Instrument No. 20251030-0086257, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ali Chalabi, single and Markow Moussa, single and Kerolos Adly, single, as tenants in common from Music City Holdings LLC by Warranty Deed dated October 17, 2025 and recorded on November 6, 2025 in Instrument No. 20251106-0088509, Register's Office for Davidson County, Tennessee. Affidavit of Scrivener's Error recorded December 4, 2025 in Instrument No. 20251204-0096309 to correct the spelling name of the grantee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3933 Augusta Dr., Nashville, TN 37207

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, their 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.

Witness our hands this 5th day of February, 2026.

Markow Moussa

Markow Moussa

Kerolos Adly

Kerolos Adly

Ali Chalabi

Ali Chalabi

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ali Chalabi, single, Markow Moussa, single and Kerolos Adly, single, as tenants in common, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of February, 2026.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

Certificate of Authenticity

I, Joshua A. Terry, 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|5|2026.

Affiant Signature – Joshua A. Terry

2|17|2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2|17|2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27