This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25249-AP

Karen Johnson Davidson County
Batch# 1384210 DEEDWARR
02/23/2026 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260223-0014325

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

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

Subscribed and sworn to before me, this the 20th day of February, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hung Le Thanh Nguyen	New Owner	181-01-0B-163.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ali Al-Fatlawy and Tamara Abdulhamed, husband and wife, and Hassnen Al-Fatlawy, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hung Le Thanh Nguyen**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 52, Section Three, Addition to Sugar Valley, according to survey and plat of same appearing of record in Instrument 20050529-0074915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ali Al-Fatlawy and Tamara Abdulhamed, husband and wife and Hassnen Al-Fatlawy, a single man, as joint tenants with right of survivorship by Quitclaim Deed from Ali Al-Fatlawy and Tamara Abdulhamed, husband and wife, dated October 27, 2025, recorded November 3, 2025, of record in Instrument No. 20251103-0086995, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ali Al-Fatlawy and Tamara Abdulhamed, husband and wife by Warranty Deed from Argelis Phomthisene and Sompanh K Phomthisene, wire and husband, dated December 17, 2019, recorded December 19, 2019, of record in Instrument No. 20191219-0130796, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7336 Sugarloaf Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of February, 2026.

GRANTOR:

Ali Al-Fatlawy

02/18/2026 TA

Tamara Abdulhamed

Hassnen Al-Fatlawy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Al-Fatlawy and Hassnen Al-Fatlawy, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of February, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tamara Abdulhamed, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of February, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

CDL

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 2-20-26 (date of document).

Affiant Signature

2-20-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of Feb, 26.

(SEAL)



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