Karen Johnson
Batch # 1384833
02/24/2026 10:54:28 AM
Fees: $18.00 Taxes: $166.50
Davidson County
DEEDWARR
3 pgs
20260224-0014482

Name and Address of New Owner:
Acklen Property Group, LLC
1021 Glover Hills Drive
Springfield, Tennessee 37172

Send Tax Bills To:
Acklen Property Group, LLC
1021 Glover Hills Drive
Springfield, Tennessee 37172

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 044 05 0 207.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Youssef Mostachar, and Emeel Mostachar**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Acklen Property Group, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 264 on the Map of RAYON CITY as of record in Plat Book 843, Page 13, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at 5/8" iron rod (TN 1838) on the Southwest right of way line of Keeton Avenue and marking a common corner of property now or formerly belonging to O.I.C.Rayon City Townhomes; thence with the line of O.I.C. Rayon City Townhomes, North 76 degrees 39 minutes 05 seconds West, a distance of 25.20 feet to an iron rod (CES) marking a common corner of property now or formerly belonging to Baugher Homes 105, LLC (QC 20170110-0002738); thence leaving the line of O.I.C. Rayon City Townhomes and with the line of Baugher Homes 105, LLC and continuing with the line of Travis Austin Tolin (DB-20180529-0050665), North 77 degrees 31 minutes 59 seconds West, a distance of 86.00 feet to an iron rod (CES); thence leaving the line of Tolin, North 71 degrees 22 minutes 04 seconds East a distance of 88.88 feet on the Southwest right of way line of Keeton Ave; thence with the Southwest right of way of Keeton Avenue, South 24 degrees 41 minutes 57 seconds East, a distance of 58.09 feet to the Point of Beginning, containing 2,550 sf or 0.059 acre more or less.

Being the same property conveyed to Youssef Mostachar and Emeel Mostachar, Joint Tenants with Rights of Survivorship, by Warranty Deed from David Blake Ferguson, of record in Instrument No. 20240614-0044762, in the Register's Office of Davidson County, Tennessee, dated June 14, 2024, and recorded on June 14, 2024.

Being part of the same property conveyed to David Blake Ferguson, a single man, by Warranty Deed from Steven Bolton and Kelsee Bolton, husband and wife, of record in Instrument No. 20230825-0066580, in the Register's Office of Davidson County, Tennessee, dated August 25, 2023, and recorded on August 25, 2023.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of February, 2026.

_____(SEAL)
Youssef Mostachar

_____(SEAL)
Emeel Mostachar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2026, before me personally appeared Youssef Mostachar and Emeel Mostachar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2026.

_____
Notary Signature
My commission expires: 5/9/26



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

Sworn to and subscribed before me this ~~20th~~ 23rd day of February, 2026.

Notary Signature
My commission expires:

AUBREY DEBERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 18, 2029
COUNTY OF ROBERTSON