THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253307**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $293,250.00. Affiant Subscribed and sworn to before me, this 23rd day of February, 2026. Notary Public My Commission Expires: 9/19/28

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Karen Johnson Davidson County
Batch# 1385054 DEEDWARR
02/24/2026 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,085.03
20260224-0014743

WARRANTY DEED

Address New Owner: Yousef Bebawi 659 Vanderhorst Drive Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 059 15 0 166.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christine Stevenson, Trustee of the Christine Stevenson Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yousef Bebawi**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of SEC. 2, HAYNES MANOR, in Book 3700, Page 88, in the Register's Office for said County.

Said Lot.No. 212 fronts 75 feet on the Southerly side of Vanderhorst Drive, and extends back between parallel lines, 135 feet to a dead line.

Being the same property conveyed to Christine Stevenson Revocable Trust, by Quit Claim Deed from Christine Stevenson, of record in Instrument No. 20250422-0030473, in the Register's Office of Davidson County, Tennessee, dated March 21, 2025 and recorded on April 22, 2025. Also see Certificate of Trust recorded in Instrument No. 20250422-0030472.

Being the same property conveyed to Grant Stevenson, III and wife, Christine Stevenson, by Warranty Deed from L. H. Hardaway, Sr. (Cumberland Builders), of record in Book 4207, Page 209, in the Register's Office of Davidson County, Tennessee, dated January 17, 1968 and recorded on January 25, 1968. The said Grant Stevenson, III died on October 10, 2017, leaving Christine Stevenson as surviving tenant by the entirety. Also, see Affidavit of Heirship recorded in Instrument No. 20250422-0030471.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2, Haynes Manor, as recorded in Plat Book 3700, Page(s) 88.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4062, Page 443; Correction recorded as Book 4081, Page 854.

This is improved property located at 659 Vanderhorst Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of February, 2026.

Christine Stevenson Revocable Trust

BY: Christine Stevenson, Trustee

STATE OF Texas)
COUNTY OF Ellis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine Stevenson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for the Christine Stevenson Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of February, 2026.

Notary Public
My Commission Expires: 10/7/2027

SYLVIA ANN HUDSON
Notary ID #132200562
My Commission Expires
October 7, 2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/23/26 (date of document).

Jennifer Pennell

2/24/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this February 24, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp:
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal