Karen Johnson Davidson County
Batch# 1387759 DEEDWARR
03/03/2026 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20260303-0016858

# WARRANTY DEED

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF FEBRUARY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/16/29

**THIS INSTRUMENT PREPARED BY, RETURN TO SAME**
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3586LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Matthew Ragy Abdallah | | |
| 165 Elm Street | New Owner | |
| LaVergne, TN 37086 | | 082 04 0 240.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MCGAWESOME REAL ESTATE LLC** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW RAGY ABDALLAH** 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:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot Number 33, Carter Lane Place, as of record in Book 547, page 105, Register's Office, Davidson County, Tennessee

Being the same property conveyed to McGawesome Real Estate LLC*, by Warranty Deed from James Myres dated December 22, 2015, and recorded December 23, 2015, of record in Instrument No. 20151223-0129255, in the Register's Office for Davidson County, Tennessee.

**McGawesome Real Estate LLC, a Tennessee limited liability company, continuing to exist for purposes of winding up pursuant to T.C.A. 48-249-613, acting by and through its sole member and manager, Roger Bruce McGaw*

**FOR INFORMATIONAL PURPOSES ONLY**
More Commonly Known As: 886 Carter Street, Nashville, Tennessee, 37206
TAX PARCEL ID/APN: 082 04 0 240.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;

(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 547, Page 105, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is Improved property known as 886 Carter Street, Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 26th day of February, 2026.

McGawesome Real Estate LLC

Roger Bruce Mcgaw, Member and Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Roger Bruce McGaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member and Manager of MCGAWESOME REAL ESTATE LLC, the within named barganor, a limited liability company, and that Roger Bruce McGaw, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

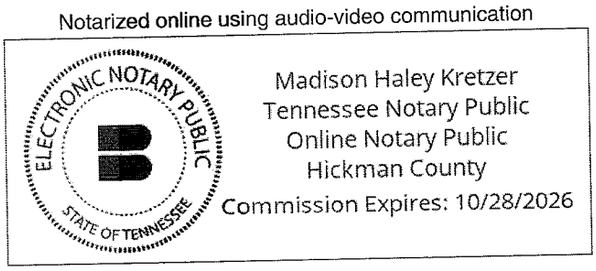
Witness my hand and official seal at Bon Aqua, Tennessee, this 26th day of February, 2026.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication



**Tennessee Certification of Electronic Document**

I, Benjamin Seamon, 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 2/26/2026 (date of document).

Affiant Signature

3/3/2026

Date

State of Tennessee

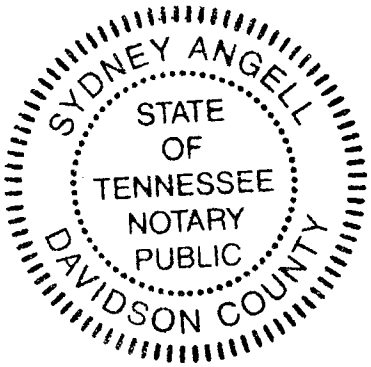
County of Williamson

Sworn to and subscribed before me this 3rd day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL




202603030016858