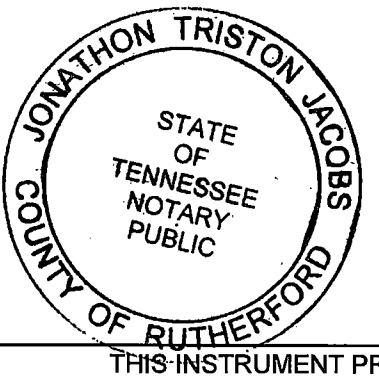


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of March, 2026.

NOTARY PUBLIC

My commission expires: 8-23-26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Girgis Saber (NAME)	Girgis Saber (NAME)	107-14-091.00
1011 Aladdin Drive (ADDRESS)	1925 Dabbs Ave (ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	

Warranty Deed

For and in Consideration of the sum of $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 **Leonard Lowry Clark, a married man, and Christopher Dale Clark, a married man, subject to a life estate and life tenancy for Rachel M. Clark, an unmarried woman** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Girgis Saber**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 194 on the Map of Miro Meadows, as of record in Book 1424, pages 94 & 95, Register's Office for said county.

Said Lot No. 194 fronts 69 feet on the westerly side of Aladdin Drive and runs back 143 feet on the northerly line and 145 feet on the southerly line, to a dead line in the rear, measuring 72 feet thereon.

Being the same property conveyed to Leonard Lowery Clark and Christopher Dale Clark subject to a life estate and life tenancy, grantor reserves for herself in this property for the rest of her natural life and to their, by deed from Rachel M. Clark of record in Book 7342, Page 423, dated August 28th, 1987, said Register's office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

The said Rachel M. Clark having since married and divorced and now known as Rachel Elkins.

This property is __unimproved _X_improved property known as: 1011 Aladdin Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

Karen Johnson Davidson County
Batch # 1400377 DEEDWARR
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Fees: $13.00 Taxes: $666.00

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except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of March, 2026.

Rachel Elkins

Leonard Lowry Clark

Christopher Dale Clark

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Elkins and Leonard Lowry Clark, and Christopher Dale Clark, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2026.

Taylor Johnson

Notary Public
My Commission Expires: 5/14/2029

TAYLOR JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY