WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403411 DEEDWARR
04/08/2026 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $488.40
20260408-0028439

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of April, 2026.

Notary Public

My Commission Expires: 8/24/27

KATHERINE LEE NOTARY PUBLIC ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Peter Gharbawy	**New Owner**	039 00 0 013.00
6340 Old Hickory Boulevard	5532 Clarksville Pike	
Whites Creek, TN 37189	Joelton, TN 37080	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Lesli Oliver Wright, Conservator for Mary Linda Brewer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Peter Gharbawy, 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:

Being Tract No. 1 on the Plat showing the Subdivision of W.F. Seat Property, described according to a survey made by Hickerson & Johnson, Engineers, dated June 5, 1962, as follows:

Beginning at a point in the center of Old Hickory Boulevard, at the northwest corner of the property conveyed to Johnnie Woelk and wife, as of record in Book 3498, page 616, Register's Office for said County; thence along Woelk's line, South 65°32' East 251 feet more or less to a point in the westerly margin of the Gardner property, being also the easterly line of W.F. Seat Property; thence with the same, North 1°04' West 280.6 feet to a point in Old Oakland Road; thence with the Road, South 82°30' West 138.5 feet to a point in the center of Old Hickory Boulevard; thence with the center of the same, southwestwardly 185 feet to the point of beginning, containing 1 acre more or less.

Being the same property conveyed to Mary Linda Brewer from Mary Linda Brewer and Howard M. Skipworth, Co-Personal Representatives of the Estate of James E. Brewer by Deed dated April 28, 2023 and as of record in Instrument No. 20230502-0032247, said Register's Office.

Lesli Oliver Wright was appointed as Conservator for Mary Linda Brewer by Letters of Conservatorship, dated February 2, 2025, Docket No. 25P1666, Circuit Court for Davidson County, Tennessee (Probate Division). Order Approving Contract was enetered April 3, 2026 and Lesli Oliver Wright, Conservator, is authorized to execute all necessary documents to convey the subject property.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to right of way of Old Hickory Boulevard.

This is unimproved X improved property, known as 6340 Old Hickory Boulevard, ~~Nashville~~ * Whites Creek, TN 37189

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. 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 this 6th day of April, 2026.

Conservatorship for Mary Linda Brewer

By: Lesli Oliver Wright, conservator
Lesli Oliver Wright, Conservator

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lesli Oliver Wright as Conservator for Mary Linda Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Conservator of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of April, 2026.

Notary Signature
My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 4/6/26.

Affiant Signature

Date: 4/6/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 6th day of April, 2026.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER