Karen Johnson Davidson County
Batch# 1405810 DEEDWARR
04/15/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260415-0030753

ADDRESS NEW OWNER: Mohamed Zakaria Kurdi
645 Wolfeboro Lane
Nashville, TN 37221

SEND TAX BILL TO: Guidance Residential, LLC
11107 Sunset Hills Rd., Ste. 300
Reston, VA 20190

MAP-PARCEL NOS. 141-05-0A-302.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Barbara N. Webb, unmarried (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mohamed Zakaria Kurdi, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Avondale Park, Phase 1, Section 2 of record in Instrument No. 20081218-0121117, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William R. Webb and Barbara N. Webb, husband and wife, from Beazer Homes Corp., a Tennessee Corporation, by Warranty Deed recorded on October 6, 2009, in Instrument No. 20091006-0092940, in the Register's Office for Davidson County, Tennessee. William R. Webb died on November 19, 2024 leaving Barbara N. Webb as the surviving tenant by the entirety.

William R. Webb is one and the same person as William Ray Webb.

This is property with a common address of 645 Wolfeboro Lane, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Any and all matters of record on the Plan of Avondale Park, Phase 1, Section 2 of record in Instrument No. 20081218-0121117, Register's Office for Davidson, Tennessee.(3) Declaration of Protective Covenants, Conditions and Restrictions for Avondale Park of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 (adding Phase 1, Section 2), Instruct No. 20101223-0102254 (all) and Instrument No. 20190313-0023161 (all), Register's Office for Davidson County, Tennessee.(4) By-Laws as shown as Exhibit "B" of record in Instrument No. 20081203-0117452, Register's Office for Davidson County, Tennessee.(5) Declaration of Restrictive Covenants of record in Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee.(6) Right-of-Way Easement for an electric power transmission lines and poles with rights of ingress and egress to Tennessee Electric Power Company of record in Book 787, page 7, Register's Office for Davidson County, Tennessee.(7) Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, page 540, Register's Office for Davidson County, Tennessee).(8) Deed to United States of America subject to the rights of others for Right-of- Way for roads of record in Record Book 4118, page 694, Register's Office for Davidson County, Tennessee.(9) Transmission Line Easement and Right-of-Way with rights of ingress and egress and other rights and privileges granted to the United States of America of record in Book 4193, page 903, Register's Office for Davidson County, Tennessee.(10) Declaration of Taking by United States of America for use of Tennessee Valley Authority of record in Book 4228, page 635, Register's Office for Davidson County, Tennessee.(11) Judgment in favor of the United States of American for the use of Tennessee Valley Authority of record in Record Book 4273, page 280, Register's Office for Davidson

County, Tennessee.(12) Agreement for Dedication of Water Line Easement to Harpeth Valley Utility District with Water Taps of record in Book 5783, page 819 and Partial Abandonment of Easement or record in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.(13) Water Line Easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.(14) Sewer Line Easement granted to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, page 400, Register's Office for Davidson County, Tennessee.(15) Water Line Easement to Harpeth Valley Utility District of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640 Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, Register's Office for Davidson County, Tennessee.(16) Stormwater Detention Agreement of record in Instrument No. 20060512-0055867 (Phase 1, Sections 1 & 2), Register's Office for Davidson County, Tennessee.(17) Inspection and Maintenance Agreement for Private Stormwater Maintenance Agreement of record in Instrument No. 20071002-0117293 (Phase 1, Sections 2, 3, & 4), Register's Office for Davidson County, Tennessee.(18) Charter of Avondale Park Owners, Association, Inc. of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.(19) Quitclaim Deed to Avondale Park Owners' Association, Inc. for Open Space of record in Instrument No. 20170130-0009317, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of April 2026.

Barbara N. Webb

Barbara N. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Barbara N. Webb, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 14th day of April 2026.

KATHRYN CHRISTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires JAN 4, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $500,000.00.

Affiant

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Subscribed and sworn before me this 14th day of April 2026.

Notary Public
My Commission Expires: 3-21-2028

File No. 2603-026

I, Kirsten Virden, 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 04/14/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/14/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM