Karen Johnson Davidson County
Batch# 1405845 DEEDWARR
04/15/2026 11:37:30 AM 5 pgs
Fees: $28.00 Taxes: $2,664.00
20260415-0030804

[Space above this line for recording data.]

Prepared by and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

New Owner and Address:

Afaf Abrahem
566 Upshaw Dr.
Nashville TN 37214

Tax ID#: 092-03-0-012.00

Send Tax Bill To:
New Owner

LIMITED WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 14 day of April, between **Jefferson Quad Partners**, a Tennessee general partnership, as Grantor, and **Afaf A. Abrahem,** as Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

THE GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee, all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor part has hereunto caused its hand and seal to be hereunto affixed the day and year first above-written.

Jefferson Quad Partners,
A Tennessee General Partnership,
By its Authorized General Partner

The Minor Group, LLC,
A Georgia limited liability company

By:_____(Seal)
John T. Minor, V, Manager

Georgia, Whitfield County

Personally appeared before me the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, John T. Minor, V, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of The Minor Group, LLC, a Georgia limited liability company and that the Minor Group, LLC is a general partner of Jefferson Quad Partners, a Tennessee general partnership 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 and seal of office this 14th day of April, 2026.

_____
Notary Public

[Notarial Seal]

KAREN GREEN
NOTARY
PUBLIC
CHATTOOGA COUNTY, GA

Notary Public, Chattooga County, GA
My Commission Expires June 15, 2026

I hereby swear or affirm that the actual consideration of this transfer or value of the property or interest in property transferred whichever is greater is $ 720,000.00, which amount is equal to or greater than the amount which the property or interest in the property transferred would command at a fair and voluntary sale.

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

AFAF (Seal)

Notary Public

Afaf A. Abrahem

My commission expires:

[Notarial Seal]

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

EXHIBIT "A"

All that tract or parcel of land lying and being in Davidson County, Tennessee, containing 4,363.80 square feet, more or less, and being more particularly described as follows:

BEGINNING at a point in the northerly right of way line of Jefferson Street, said point being the southwest corner of the described lot; thence north 06 degrees 27 minutes 04 seconds west 104.56 feet; thence north 74 degrees 14 minutes 19 seconds east 50.62 feet; thence south 06 degrees 27 minutes 04 seconds east 110.66 feet to a point in the northerly right of way line of Jefferson Street, said point being the southeastern corner of said lot; thence south 81 degrees 06 minutes 43 seconds west 50 feet to THE POINT OF BEGINNING.

For prior title, see Instrument No. 20240816-0063142, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Mandy Mayhew, 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 true and exact copy of the original document executed and authenticated according to law on

April 14, 2026.

Date

Mandy Mayhew

Affiant Signature

April 15, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of

April, 2026.

Notary Signature

My Commission Expires:

PATRICIA D CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030