Karen Johnson Davidson County
Batch# 1409856 DEEDWARR
04/22/2026 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260422-0033348

Warranty Deed

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this the 21st day of April, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rabi Alamrani, Nirmeen Jawdat Lahlabat, and Naser Omrani	New Owner(s) **New Owner**	174-11-0B-040.00-CO
4412 Luke Dr.		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RANDALL ENRIQUE LEAL ARLEY AND ROSIBEL FABIOLA CONEJO SANCHEZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RABI ALAMRANI AND WIFE, NIRMEEN JAWDAT LAHLABAT AND NASER OMRANI, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Final Plat The Grove at Cane Ridge, Phase Three (A Cluster Lot Subdivision) of record in Plat at Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall Leal Arley and Rosibel Conejo Sanchez, husband and wife by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory Trust of record in Instrument No. 20210927-0129753 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on September 27, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4412 Luke Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of April, 2026.

Randall Leal Arley

Randall Leal Arley

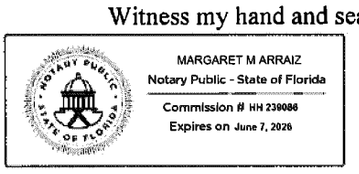
Rosibel Conejo Sanchez

Rosibel Conejo Sanchez

STATE OF Florida
COUNTY OF St Lucie

Personally appeared by audio-video communication before me, a Notary Public in and for the County and State, the within named Randall Leal Arley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of April, 2026.



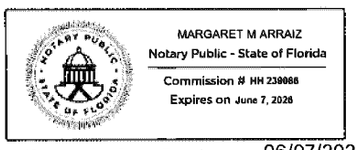
Notary Public
Notarized remotely online using communication technology via Proof.

My Commission Expires: 06/07/2026

STATE OF Florida
COUNTY OF St Lucie

Personally appeared by audio-video communication before me, a Notary Public in and for the County and State, the within named Rosibel Conejo Sanchez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of April, 2026.



Notary Public

My Commission Expires: 06/07/2026

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Alli Pinkston, 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 **April 21, 2026**.

Date

Alli P

Affiant Signature

4/22/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County