Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-6008

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of April, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1409925 DEEDWARR
04/22/2026 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $632.70
20260422-0033450

Address of New Owner	Send Tax Bills To:	Map & Parcel
Guhdar Nebi and Jean Nebi 271 Ash Grove Drive Nashville, TN 37211	SWBC Mortgage Corp. 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	162 09 0 071.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dexter Baker, Derrick Baker, Doris Hicks, and Carolyn McNeill

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Guhdar Nebi and Jean Nebi, husband and wife

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:

A certain tract or parcel of land, together with all improvements located thereon, in Davidson County, State of Tennessee, described with particularity as follows:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Hickory View, Section One, of record in Plat Book 5210, page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ruby J. Moody by Special Warranty Deed from

National Bank of Commerce recorded 1/28/2005 in Instrument No. 20050128-0010603, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruby J. Moody and Carl A. Baker, by Quitclaim Deed from Ruby J. Moody recorded on 1/25/2012 in Instrument No. 20120125-0007024, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruby J. Moody, by Quitclaim Deed from Carl A. Baker recorded on 1/10/2017 in Instrument No. 20170110-0002941, Register's Office for Davidson County, Tennessee. The said Ruby J. Moody died on or about September 04, 2022. Reference is made to the Affidavit of Heirship for Ruby J. Moody, naming Carl. A. Baker, Doris Hicks, Carolyn McNeill, Dexter Baker and Derrick Baker as all of her heirs, of record in Instrument No. 202604220033446 and 202604220033447, in said Register's Office.

Being the same property conveyed to Carl A. Baker, by Quitclaim Deed from Carolyn McNeill dated 10/18/2022 and recorded on 11/22/2022 in Instrument No. 20221122-0123759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl A. Baker, by Quitclaim Deed from Doris Hicks dated 10/18/2022 and recorded on 11/22/2022 in Instrument No. 20221122-0123760, Register's Office for Davidson County, Tennessee. The said Carl A. Baker died on or about May 29, 2025. Reference is made to the Affidavit of Heirship for Carl. A. Baker, naming Doris Hicks, Carolyn McNeill, Dexter Baker and Derrick Baker as all of his heirs, of record in Instrument 202604220033448 and 202604220033449, in said Register's Office.

[signature page to follow]

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 271 Ash Grove Drive, Nashville, TN 37211

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 so 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.

Dated this the 15th day of April, 2026.

Dexter Baker

Derrick Baker

Doris Hicks

Carolyn McNeill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2026, before me personally appeared Dexter Baker, Derrick Baker, Doris Hicks and Carolyn McNeill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 4/15/26.

Affiant Signature – Joshua A. Terry

4/17/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/17/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27