WARRANTY DEED

Karen Johnson Davidson County
Batch# 1411703 DEEDWARR
04/27/2026 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20260427-0036170

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of April, 2026 .

Notary Public

My Commission Expires: 1-26-28

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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:
Remon Takla and Youssef Riad	**NEW OWNERS**	062-02-0A-035.00 CO
1263 Bridgton Park Drive		
Brentwood, TN 37027		

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, Dennis Autry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Remon Takla, a married man and Youssef Riad, an unmarried man, as tenants in common, 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 Lot No. 6A on the Plan of Resubdivision of Lots 6A, 6B, 7A and 7B, River Trace Estates, Section I, Phase I, as of record in Plat Book 6200, Page 530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dennis Autry by Deed from Michaela Marie Robertson, Successor Trustee of David M. Reynolds and Rosemarie S. Reynolds Trust, dated April 18, 1996, dated 3/12/26 and filed for record in Instrument No. 20260313-0020261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to all matters on Plan of record in Plat Book 6200, page 530, Register's Office for said County.

Charter of River Trace Homeowner's Association, Inc., of record in Book 6851, page 363, Register's Office for said County.

Declaration of Covenants, Conditions, and Restrictions of record in Book 6851, page 370, as amended in Book 6982, page 747, Register's Office for said County.

By-Laws of record in Book 6851, page 390, Register's Office for said County.

TVA Easement of record in Book 1163, page 341, Register's Office for said County.

Flowage Easement of record in Book 2022, page 83, Register's Office for said County.

Easement of record in Book 3959, page 595, Register's Office for said County.

Subject to all matters on Boundary Plat of record in Plat Book 6250, page 995, Register's Office for said County.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 2620 Paddle Wheel Drive, Nashville, TN 37214

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 24th day of April, 2026.

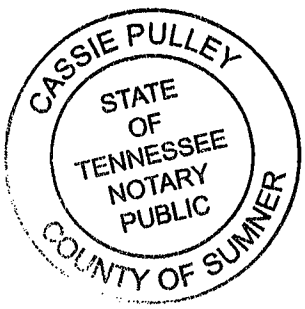
Dennis Autry

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Sumner

On this 24th day of April, 2026, before me personally appeared Dennis Autry, 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 24th day of April, 2026.

Notary Signature
My commission expires: 12/19/28



CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 4/24/26.

Affiant Signature

Date: 4/24/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 24th day of April, 2026.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.