Karen Johnson Davidson County
Batch # 1416834 DEEDWARR
05/06/2026 03:00:25 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20260506-0040924

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF May, 2026

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03.09.27
(AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mustafa Jaafar 425 Elm St Madison, Tennessee 37115	Merchants NE, LLC 7400 East Crestline Circle, # 250 Greenwood Village, CO 80111	MAP 043 GROUP 13 0 PARCEL 230.00

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, we,

Ronald Stewart George

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mustafa Jaafar

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. 25 and the westerly part of Lots Nos. 17 and 18 of the Plan of Forrest Park Subdivision, Block "H", as of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 and the westerly parts of Lots Nos. 17 and 18 front 67 feet on the northerly margin of Elm Street and extends back 200 feet on a broken three-sided line on the easterly line and 200 feet on the westerly line to a line in the rear measuring 42 feet thereon.

Being the same property conveyed to Gary T. Betty, unmarried, by Warranty Deed from Susan Brooks, Executrix of the Estate of Roger D. Rittenberry and Edward Rittenberry, father of the deceased, Roger D. Rittenberry, dated April 6, 1990 and filed of record April 6, 1990 as Book 8083, page 554 and corrected of record as Book 8347, page 410, Register's Office for Davidson County, Tennessee. (for value or consideration of $36,815.27) Further being conveyed by Quitclaim Deed to Ronald Stewart George from Ronald Stewart George, Executor of the Estate of Gary Thomas Betty, deceased, dated March 2, 2026 and filed of record March 6, 2026 as Instrument No. 20260306-0018041, said Register's Office. (for value or consideration of $10.00) Last Will and Testament of Gary Thomas Betty, Probate Case No. 25P-2039, Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Roger D. Rittenberry by Warranty Deed from Jeannine B. Hamblen, now Hale, dated May 28, 1987 and filed of record May 29, 1987 as Book 7251, page 698, Register's Office for Davidson County, Tennessee. (for value or consideration of $43,137.36) The said Roger D. Rittenberry having since died and leaving a Will of probate September 20, 1988, Docket No. 91441, Probate Court for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **425 Elm St, Madison, Tennessee 37115.**

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 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 and official seal at office this 5th day of May, 2026.

Ronald Stewart George

Ronald Stewart George

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ronald Stewart George, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027