THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454130**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $523,000.00 Affiant Subscribed and sworn to before me, this 6th day of May, 2026. Notary Public My Commission Expires: 3/9/2027

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1417909 DEEDWARR
05/08/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,935.10
20260508-0041555

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abdoulaye Bah 1117 Harold Drive Nashville TN 37217	~~New Owner~~, CMG Mortgage P.O. Box 660714 Dallas, TX 75266-0714	Tax Parcel ID No. 107 13 0 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew G. Kubik, now married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abdoulaye Bah, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of PATRICIA HEIGHTS, SECTION I, as of record in Plat Book 2331, Pages 130 and 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew G. Kubik, a single man, by Warranty Deed from Samuel Drury and Laura Drury, husband and wife, of record in Instrument No. 20230510-0034776, in the Register's Office of Davidson County, Tennessee, dated May 05, 2023 and recorded on May 10, 2023.

Said property was never the marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PATRICIA HEIGHTS, SECTION I, as recorded in Plat Book 2331, Page(s) 130 & 131.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2542, Page 519, as amended in Book 6045, Page 421, Book 6067, Page 762 and Extension recorded in Book 6887, Page 605.

Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.

This is improved property located at 1117 Harold Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2026.

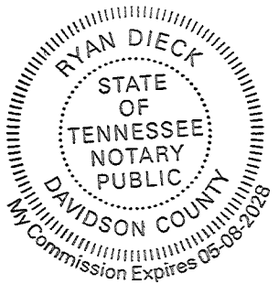
Andrew G. Kubik

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew G. Kubik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2026.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

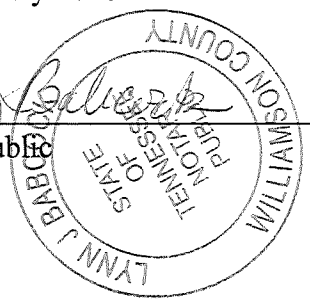
I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 6, 2026.

Affiant
Date: May 7, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7 day of May 2026

Notary Public



My Commission Expires: 12-10-28