Karen Johnson Davidson County
Batch# 1418070 DEEDWARR
05/08/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20260508-0041763

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260453996** LINZY B LEHN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 5-19-2027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$495,000.00~~ 492,000.00 Affiant Subscribed and sworn to before me, this ~~5th~~ 6th day of May, 2026. Notary Public My Commission Expires: 5/19/2027

WARRANTY DEED

Address New Owner: Michael Rafik Fekr Barsoom and Benyamin Ebrahim 421 Old Towne Dr Brentwood TN 37027	Send Tax Bills To: CrossCountry Mortgage, LLC 2160 Superior Ave Cleveland, OH 44114	Tax Information: Tax Parcel ID No. 160 16 0C 071.00

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, **Robert Watson and Paula Watson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benyamin Ebrahim, a married man and Michael Rafik Fekr Barsoom, a married 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 Unit No. 71 on the Plan of A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), THE TERRACES AT BRENTWOOD CHASE, (A REVISION OF "OLD TOWNE AT BRENTWOOD CHASE"), of record in Instrument No. 20001103-0109137, 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 Robert Watson and Paula Watson, husband and wife, by Warranty Deed from Tyler B. Bodiford, a married man, of record in Instrument No. 20190802-0076448, in the Register's Office of Davidson County, Tennessee, dated July 31, 2019, and recorded on August 02, 2019.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), THE TERRACES AT BRENTWOOD CHASE, (A REVISION OF "OLD TOWNE AT BRENTWOOD CHASE"), as recorded in Instrument No. 20001103-0109137.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY MULHOLLAND, as recorded in Plat Book 9700, Page 653 and 654.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) OLD TOWNE AT BRENTWOOD CHASE, as recorded in Instrument No. 20000713-0069317.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000531-0053798 as amended in Instrument No. 20000831-0086366 and Corrective amendment recorded in Instrument No. 20150109-0002674, Instrument No. 20230717-0054820 and Instrument No. 20231114-0088600, and amendment to Bylaws recorded in Instrument No. 20191001-0100090 and Instrument No. 20211012-0136738, Fines recorded in Instrument No. 20161020-0111124, Abatement of Violations recorded in Instrument No. 20161020- 0111125 Leasing Rules recorded

in Instrument No. 20210517-0065773 and Parking Enforcement Rules recorded in Instrument No. 20240223-0012428.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001214-0123057, as amended in Instrument No. 20010119-0005975, Instrument No. 20010328-0029845 and Instrument No. 20041206-0144631.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11388, Page 125 and Revocation recorded in Instrument No. 20000531-0053795.

Covenants, Conditions and Restrictions as set forth in Deed Restriction recorded in Instrument No. 20000831-0086367.

Easement for Broadband Communications Services, recorded in Instrument No. 20170921-0096999.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.

Charter for Brentwood Chase Community Association recorded in Instrument No. 20000524-0051842.

Charter for Terraces at Brentwood Chase Townhome Association, Inc., recorded in Instrument No. 20001214-0123056.

By Laws for Terraces at Brentwood Chase Townhome Association, Inc., recorded in Instrument No. 20001214-0123058.

Common Open Space Deed recorded as Instrument No. 20010208-0012530.

Note: The Company finds no public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), THE TERRACES AT BRENTWOOD CHASE, (A REVISION OF "OLD TOWNE AT BRENTWOOD CHASE"), nor any proof that they are publicly maintained.

This is improved property located at 421 Old Towne Dr Brentwood TN 37027

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 5th day of May, 2026.

Robert Watson

Paula Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Watson and Paula Watson, 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 5th day of May, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 5/5/2026 (**date of document**).

Affiant Signature

5/6/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 6th day of May, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029