Karen Johnson Davidson County
Batch# 1419300 DEEDWARR
05/12/2026 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260512-0042609

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $490,000.00.

Affiant

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

Subscribed and sworn before me this the 7th day of May, 2026.

Notary Public
My commission expires: 2/26/29

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hussein Hassan 7804 Quimby Court Nashville, TN 37211	United Wholesale Mtg. 585 S. Blvd E. Pontiac, MI 38451	181-01-0B 279.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE P. POWERS, AN UNMARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **HUSSEIN HASSAN AND SARAH NAJEEB IBRAHIM**, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee beitig Lot No. 117. on the Plan of Section One, of Pha,se Three, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20071214-0143931, 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 Anne P. Powers, an unmarried woman, by deed dated 10/25/2013, from On Point Construction Company, Inc. a Tennessee corporation, of record in Instrument No. 20131028-0111561, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7804 Quimby Court, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 7th day of May, 2026.

Anne P. Powers

Anne P. Powers

STATE OF ~~TENNESSEE~~ SC
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anne P. Powers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of May, 2026.

My commission expires:

02/08/2031

Tara R. Rice

Notary Public

Tara R. Rice

TARA R RICE
Notary Public-State of South Carolina
My Commission Expires
February 08, 2031

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 11, 2026.

J. Carlton Drumwright

May 11, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 11, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY