Name and Address of New Owner:
Nabil Henen and Soher Wahba
1262 Creekside Drive
Nolensville, TN 37135

Send Tax Statements To:
Kind Lending, LLC
1920 Main Street, Suite 1200
Irvine, CA 92614

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26030299

Map and Parcel: 151 01 0A 088.00

Karen Johnson Davidson County
Batch# 1421138 DEEDWARR
05/15/2026 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,062.27
20260515-0043937

WARRANTY DEED

For and in 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, **Deborah J. Barrett, unmarried and Angela J. Barrett, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nabil Henen and Soher Wahba**, **husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, Page 444, 445, 446 and 447, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Deborah J. Barrett, unmarried by Warranty Deed filed for record on August 22, 2002 in Instrument Number 20020822-0101624, of the Register's Office in Davidson County, Tennessee.

Being the same property conveyed to Deborah J. Barrett and Angela J. Barrett by Quitclaim Deed filed for record on February 17, 2026 in Instrument Number 20260217-0012565, of the Register's Office in Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Chatham Pointe of record in Book 7358, page 656 and as amended in Book 7538, page 792, Book 7599, page 812, Book 8667, page 381 and Notice of Covenants Violation of record in Instrument No. 20020719-0087288; all matters as set forth per plat of record in Book 6900, page 444, 445, 446 and 447; By-Laws of Chatham Pointe Homeowners' Association, Inc. of record in Book 8679, page 446; Quitclaim Deed to Chatham Pointe Homeowners' Association, Inc for common area of record in Book 7683, page 718; Deeds of Conveyance for sanitary sewer of record in Book 7748, page 483, Book 7748, page 444 and Book 7748, page 440, Book 9698, page 51 and Book 9698, page 104; Deed of General Warranty Deed, Flowage Easement and Roadway Easement on parent parcel of record in Book 3891, page 476; HOA Charter of Chatham Pointe Homeowners' Association, Inc. of record in Book 7597, page 977; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3624 Burwick Pl, Antioch, TN 37013

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 assigns, 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 our hand this 14th day of May, 2026.

Deborah Barrett

Deborah J. Barrett by Angela J. Barrett, Attorney-in-Fact

Angela J. Barrett

State of Tennessee

County of Rutherford

Personally appeared before me, Angela J. Barrett, aka Angela Barrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said Angela J. Barrett, to me known to be the person who executed the foregoing instrument on behalf of Deborah J. Barrett, aka Deborah Barrett, acknowledged that she executed the same as the free act and deed of said Deborah J. Barrett, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Deborah Barrett, and appearing of record in Instrument No. 20260217-0012564, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 14th of May, 2026.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2/21/2027

State of Tennessee

County of Rutherford

Personally appeared before me, Angela J. Barrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th of May, 2026.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2/21/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $287,100.00.

Affiant Signature

Subscribed and sworn to before me, this 14th day of May, 2026.

Notary Public

My Commission Expires: 1/21/2029

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 5/14/26 (date of document).

Affiant Signature

5/15/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of May, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029