Karen Johnson Davidson County
Batch# 1421144 DEEDWARR
05/15/2026 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,368.63
20260515-0043947

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $369,900.00

_____ Affiant Signature

Subscribed and sworn to before me on this the 14 Day of May, 2026.

_____
Notary Public
My Commission expires 2/26/29

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

NAME AND ADDRESS OF PROPERTY OWNER:
Jak T Barsoum and Mariam M Tawadrous
2052 Carefree Ln
Antioch, TN 37013

SEND TAX BILLS TO:
United Community Bank
200 Camperdown Way
Greenville, SC 29601

MAP AND PARCEL NUMBER: 164160B09300CO

WARRANTY DEED
26NT00837

Effective the 14th Day of May 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Cing Lun Huai and spouse, Hen Thang
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jak Barsoum and Mariam Tawadrous, husband and wife
Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Being Lot No. 93 in Cedarbrook Subdivision in Plat Instrument Number 201811050109350, and revised in the Surveyors Certificate of Correction recorded in Plat Instrument Number 20190801-0076150 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cing Lun Huai and spouse, Hen Thang by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation as recorded 04/17/2020 in Book N/A at Page N/A as Document 20200417-0040782.

Commonly Known As: 2052 Carefree Ln, Antioch, TN 37013-3583

Tax ID: 164160B09300CO

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hands this the 14 day of May, 2026

Thang

Hen Khan Thang

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hen Khan Thang,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Cing Lun Huai

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cing Lun Huai,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 14, 2026.

J. Carlton Drumwright

May 14, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 14, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY