Karen Johnson Davidson County
Batch# 1421216 DEEDWARR
05/15/2026 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,363.45
20260515-0044031

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-26-29
(AFFIX SEAL)

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1500 Medical Center Pkwy, Suite 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pierre Samy Thabet	Same as New Owner	Parcel ID: 108 08 0 295.00
(NAME)	(NAME)	
3048 Reelfoot Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Rabia Anwar Fazli, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pierre Samy Thabet, an unmarried person**, 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, and being all of Lot No. 69, Section Three, Reelfoot, according to survey and plat of same appearing of record in Book 6250, page 167 & 168, in the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Rabia Fazli from Mohammad Anwar by Warranty Deed dated November 29, 2022 and recorded on December 1, 2022 in Instrument No. 20221201-0125961, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3048 Reelfoot Dr, Nashville, TN 37214

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 representatives, 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 hands this 14 day of May, 2026

Rabia Anwar Fazli

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rabia Anwar Fazli, an unmarried person, 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.

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

Notary Public

My Commission Expires:

(SEAL)

CHRIS CRESON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-03-2026

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-15-26 (date of document).

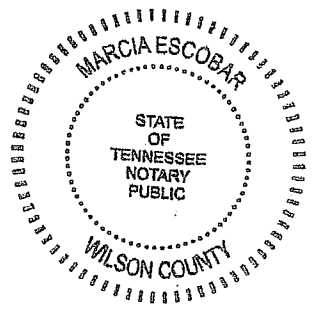
Affiant Signature

5-15-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of May, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027