Karen Johnson Davidson County
Batch# 1422648 DEEDWARR
05/20/2026 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260520-0045296

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $355,000.00 Affiant Subscribed and sworn to before me, this 18th day of May, 2026. Notary Public My commission expires: 3-20-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hussein Alhawamdeh	**New Owner**	**148-10-0-089.00**
519 Moshe Flam Pl.		
Lavergne, TN 37086		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jason Keith Lawrence, as heir-at-law and beneficiary of James Kenneth Lawrence and James Glynn Rodriguez as heir-at-law and beneficiary of Barbara Rodriguez,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hussein Alhawamdeh, a single 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, being Lot No. 120 on the Plan of Locustwood, Section Two of record in Book 2331, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 120 fronts 89 feet on the easterly side of East Ridge Drive and runs back 221.7 feet on the southerly line and 221.5 feet on the northerly line to a dead line in the rear on which it measures 89 feet.

Being all of the property conveyed to James Kenneth Lawrence and Barbara Rodriguez, by deed from Willie Gordon Jackson Sr. and wife, Margaret D. Jackson, of record in Instrument No. 20050629-0074897, dated June 27, 2005, Register's Office for Davidson County, Tennessee. James Kenneth Lawrence having died on January 11, 2026, and his 50% undivided interest vested solely in Jason Keith Lawrence, by his Last Will and Testament of record in Probate Case No. 26P332, Davidson County, Tennessee. Barbara Rodriguez having died on October 6, 2025, and her 50% undivided interest vested solely in James Glynn Rodriguez, by her Last Will and Testament of record in Probate Case No. 25P2148, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 2331, Page 147, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 2601, Page 453, Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

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 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 3926 East Ridge Drive, 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 GRANTEE 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 GRANTEE, his 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.

Jason Keith Lawrence, Executor of the Estate of James Kenneth Lawrence, and James Glynn Rodriguez, Executor of the Estate of Barbara Rodriguez hereby join in the execution of this instrument to transfer and convey any and all interest that may be vested in the respective estates, if any.

Witness our hands this 18th day of May 2026.

X _____
Jason Keith Lawrence

X _____
Jason Keith Lawrence, Executor of the Estate of James Kenneth Lawrence

X _____
James Glynn Rodriguez

_____
James Glynn Rodriguez, Executor of the Estate of Barbara Rodriguez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jason Keith Lawrence, individually and in his capacity as Executor of the estate of James Kenneth Lawrence, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of May 2026.

_____
Notary Signature

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 10-21-28

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, James Glynn Rodriguez, individually and in his capacity as Executor of the Estate of Barbara Rodriguez, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of May 2026.

_____
Notary Signature

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 10-21-28

File No.: **26-263**

Certificate of Authenticity

I, Scott Hubbard, 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

5/18/26.

Date

Affiant Signature

May 18, 2026

State of TN
County of Williamson

Sworn to and subscribed before me this 18th day of May, 2026

Notary's Signature

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)