Karen Johnson Davidson County
Batch# 1423306 DEEDWARR
05/20/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20260520-0045797

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $230,000.00.

Mirka Kamen
AFFIA

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of May, 2026.

RaShawn D Perry
NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Taghreed Abdulkareem and Khalid Abdulkareem (NAME)	(NAME)	163 16 0A 101.00 CO
2009 Ethan Lane (ADDRESS)	2009 Ethan Lane (ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Anthony Chandler and Jennifer Chandler, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Khalid Omar Abdulkareem and Taghreed YoussefAbdulkareem , Husband and Wife, As Joint Tenants with Rights of Surviorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 221 on the plan of Phase Two, Provincetown, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Provincetown, a Horizontal Property Regime with Private Elements of record as Instrument No. 20031119-0168785, as supplemented Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ANTHONY CHANDLER, A SINGLE MAN, by Warranty Deed from DANIEL HERNDON, AN UNMARRIED MAN, of record as Instrument No. 20090908-0083957, in the Register's Office for Davidson County, Tennessee, dated August 31, 2009.

This property is __unimproved _X_improved property known as: 2009 Ethan Lane, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of May, 2026.

Anthony Chandler

Jennifer Chandler

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Chandler and Jennifer Chandler, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2026.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON 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 19, 2026.

J. Carlton Drumwright

May 19, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 19, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY