Karen Johnson Davidson County
Batch# 1427275 DEEDWARR
06/02/2026 12:38:30 PM 5 pgs
Fees: $28.00 Taxes: $777.37
20260602-0049586

Name and Address of New Owner:
Alejandro Navas and Adam Rosenberg
1012B W Grove Avenue
Nashville, TN 37203

Send Tax Statements To:
Same as New Owner

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

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26050738

Map and Parcel: 040-00-0-008.00

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, **Hussain Altamimi and Mahmoud A Mukahal**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alejandro Navas and Adam Rosenberg, as tenants in common**, 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 the 14th, formerly 24th Civil District of Davidson County, Tennessee, being Lot No. 4, on the Subdivision part of the Clyde L. Owens Tract, not of record, described according to a survey made by Cantrel, Conrell and Morrison, Engineers, July 1952, as follows:

Beginning at a point on the easterly margin of Whites Creek Pike, 486.5 feet southerly from the southwest corner of the Larry Capps Property, said point also being the southwest corner of Lot No. 3 on the said Plan; thence with the line between said Lots Nos. 3 and 4, eastwardly 250 feet to the southeast corner of said Lot No. 3; thence South 18 deg. 02' East 200 feet to the Northeast corner of Lot No. 5 on the Plan; thence with the line between said Lots Nos. 4 and 5, westwardly 205 feet to the easterly margin of said Pike; thence with the easterly margin of said Pike, northwardly 220 feet to the beginning.

Being the same property conveyed to Hussain Altamimi a married man and Mahmoud A Mukahal a single man by Warranty Deed filed for record on August 4, 2025 in Instrument Number 20250804-0061420, of the Register's Office in Davidson County, Tennessee.

Upon oath, Hussain Altamimi and Mahmoud A. Mukahal warrants, covenants and certifies that the aforedescribed real property is not their homestead as defined by Statute.

This conveyance is 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: 4671 Whites Creek Pike, Whites Creek, TN 37189

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 29th day of May, 2026.

Hussain Altamimi

Mahmoud A Mukahal

Mahmoud A Mukahal

State of Tennessee

County of Rutherford

Personally appeared before me, Hussain Altamimi with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of May, 2026.

Heather Lee

Notary Public
My Commission Expires: 1-21-29

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Texas

County of Kerr

Personally appeared before me, Mahmoud A Mukahal with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of May, 2026.

Notary Public
My Commission Expires: 10/08/2026

NOTARY PUBLIC STATE OF TEXAS

Camron Cook

ID NUMBER
12998868-4
COMMISSION EXPIRES
October 8, 2026

Electronically signed and notarized online using the Proof platform.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,100.00.

Affiant Signature

Subscribed and sworn to before me, this 29th day of May, 2026.

Heather Lee

Notary Public

My Commission Expires: 1-21-29

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Proof

ESIGN CONSENT AND DISCLOSURE

This consent form provides you with information about our electronic records and electronic signature procedures, and your rights related to completing your real estate transaction electronically ("eClosing"). Once you have reviewed this information, you will be asked to sign this form electronically in order to demonstrate your affirmative consent to receive information about your eClosing using electronic records. If you consent to eClosing, you will also be signing documents electronically.

1. You have the right to conduct your closing using paper documents. If you wish to do so, you should not sign this consent.

2. If you consent to conducting your closing electronically, you may request paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction, if they offer this service. Proof may also, if permitted by the applicable title/settlement/escrow agent or lender associated with your transaction, provide the ability to access, view, and print copies of your completed documents through your account. You can download and print these documents directly using the print function in your account. However, Proof does not guarantee that these documents will always be available for printing, as access is provided as a courtesy. You may request the deletion of certain documents, but if your request is fulfilled, you will no longer have electronic access to those documents or be able to download or print copies.

3. You can withdraw your consent to receive information electronically at any time by emailing us at support@proof.com or using the following link: https://www.proof.com/resources/econsent-withdrawal. If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.

4. This consent applies to your real estate transaction and the process of closing it.

5. You can change your contact information by logging into your account and editing your profile.

6. In order to access and retain these electronic records, you will need the following hardware and software:

6.1 PC, Mac, or mobile device with a screen size and resolution that permits you to read documents and adequate memory to display and store documents;

6.2 Webcam, microphone and speaker sufficient to support a live, real time audio-video connection;

6.3 Windows Vista or later, Mac OSX 10.6 or later, or current versions of Android or iOS operating systems;

6.4 Acrobat Reader v 6.x or later with JavaScript and browser display enabled;

6.5 Broadband internet access;

6.6 An email account;

6.7 For mobile devices, you must install one of the following web browsers with cookies and JavaScript enabled: Firefox v. 2.0 or later, Chrome version 1.2 or later; and

6.8 A printer if you want to print documents.

7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.

Mahmoud A. Mukahal 05/29/2026 | Mahmoud A. Mukahal

Signer Signature | Dated | Print/Type Signer Name

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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 5/29/26 (date of document).

Affiant Signature

6/1/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of June, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029