Karen Johnson Davidson County
Batch# 1427312 DEEDWARR
06/02/2026 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20260602-0049625

26-137-SM

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $240,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of June, 2026. Notary Public My commission expires: 5/8/29 (AFFIX SEAL)

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Hussien Mahmoud El-Titi	"New Owner"	119-11-0-013.00
9705 Onyx Lane		
Brentwood, TN 37027		

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

Pamela F. Lambert, Trustee of The Dorothy Janice Holland Revocable Living Trust dated March 4, 2003

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Hussien Mahmoud El-Titi, a married man, as his sole and separate property

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. 23 on the Plan of Laurel Acres, as of record in Plat Book 2133, page 46, in said Register's Office for Davidson County, Tennessee, to which the Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Marvin Holland and wife, Barbara S. Holland by Warranty Deed dated September 22, 1954, from Shelby Village, Inc., a Tennessee company, of record in Book 2301, page 349, in said Register's Office.

The said Barbara S. Weaver, the former Barbara S. Holland, having quitclaimed to William Marvin Hollard, pursuant to their previous divorce, by Quitclaim Deed dated August 21, 1978, of record in Book 5329, page 314, in said Register's Office.

The said William Marvin Holland having quitclaimed to William Marvin Holland and wife, Janice Woods Holland, as tenants by the entireties, by Quitclaim Deed, dated December 29, 1992, of record in Book 8837, page 902, in said Register's Office.

William Marvin Holland having since died on November 23, 2001, the property is vested in Dorothy "Janice" Holland as the surviving tenant by the entirety.

The said Dorothy Janice Holland having quitclaimed to "The Dorothy Janice Holland Revocable Living Trust" through the trustees named therein, by Quitclaim Deed dated September 5th, 2003, of record in Instrument No. 20030908-0130769, in said Register's Office.

Dorothy Janice Holland having since died on January 19, 2025, Pamela F. Lambert was designated as First Successor Trustee by The Notarized Summary of Trust of The Dorothy Janice Holland Revocable Living Trust Agreement, dated March 4, 2003, of record in Instrument No. 20030908-0130770, in said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 119-11-0-013.00.

The Plan of record in Plat Book 2133, page 48, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (X) Unimproved (____) property, known as 2604 Mashburn Rd., 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(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 this 2nd day of June, 2026.

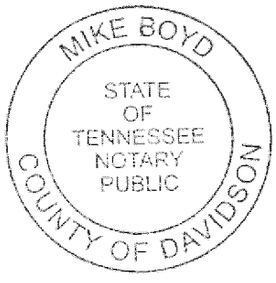
The Dorothy Janice Holland Revocable Living Trust dated March 4, 2003

By: Pamela F. Lambert, Trustee
Pamela F. Lambert, Trustee of The Dorothy Janice Holland Revocable Living Trust dated March 4, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Pamela F. Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustee of The Dorothy Janice Holland Revocable Living Trust dated March 4, 2003, the within named bargainor, and is authorized by the Trust document to execute this instrument on its behalf.

WITNESS my hand, at office, this 2nd day of June, 2026.



Notary Public
My Commission Expires: 3/5/2030

I, Christy Tesch, 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 2nd day of June, 2026.

Date: 2nd day of June, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2026.

Notary Public
My commission expires: 5/8/29

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON