THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554446

Karen Johnson Davidson County
Batch# 1428345 DEEDWARR
06/05/2026 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260605-0051062

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2026.

Notary Public
My Commission Expires: 10/20/29

MARY BRIDGES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hadiel Artoul 4253 Jamesborough Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131 07 0A 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel D. Zehr and Nahed A. Zehr, husband and wife, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hadiel Artoul, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of PHASE II & III, HILLSBOROUGH PLACE, of record in Book 5200, Page 160, as amended in Book 6795, Page 885, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 52.03 feet on the Northerly margin of the cul-de-sac at the terminus of Jamesborough Place and extends back 86.77 feet on the Southeasterly line and 85.61 feet on the Northwesterly line to a broken line in the rear, measuring 171.03 feet thereon.

Being the same property conveyed to Joel D. Zehr and Nahed A. Zehr, Husband and Wife as Joint Tenants with Right of Survivorship, by Warranty Deed from Lee A. Bell Jr. and Wife, Anne R. Bell, of record in Instrument No. 20170516-0048570, in the Register's Office of Davidson County, Tennessee, dated May 15, 2017, and recorded on May 16, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE II & III, HILLSBOROUGH PLACE, as recorded in Plat Book 5200, Page 160 as amended in Book 6795, Page 885.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBOROUGH PLACE, as recorded in Plat Book 5200, Page 42.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5151, Page 50.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5240, Page 165, as amended in Book 5292, Page 134, being re-recorded in Book 5332, Page 212 and amended and restated in Instrument No. 20150203-0010005.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140905-0081355.

Charter for Hillsborough Place Cooperative Corporation recorded as Book 5243, Page 928.

Common Open Space Deed recorded as Book 5297, Page 535 and Instrument No. 20160812-0084172.

This is improved property located at 4253 Jamesborough Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2026.

Joel D. Zehr

Nahed A. Zehr 6/2/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joel D. Zehr and Nahed A. Zehr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Tennessee Certification of Electronic Document

I, Marcya Bove, 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 June 2, 2026 (date of document).

Marcya H Bove
Affiant Signature

6/2/2026
Date

State of Tennessee
County of Williamson

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

Taylor Kline
My commission expires: 4/3/29

Notary Seal

