Karen Johnson Davidson County
Batch# 1429913 DEEDWARR
06/09/2026 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $758.46
20260609-0052140

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-39926-26

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,990.00.

Kirsten Vinden
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of JUNE, 2026

Rachel Marie Collins
NOTARY PUBLIC

My commission expires: 3-21-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latorya McGill 605 Hickory Glade Dr Nashville, TN 37013	Same address as new owner	162-01-0C-044-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FOUR THOUSAND NINE HUNDRED NINETY AND 00/100 Dollars ($204,990.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **YOUSEF MAHMOUD, A MARRIED MAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LATORYA MCGILL, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 44 on the Plan of Hickory Glade, Phase 2 of record in Plat Book 6250, Page 888 and 889 amended in Book 6900, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed Yousef Mahmoud, A Married Man, from Janice Murphy, an unmarried woman, by Warranty Deed dated February 17, 2021 , and recorded March 01, 2021, in Instrument No 20210301-0025564, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 605 Hickory Glade Drive, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 5th day of June, 2026

GRANTOR(S)

Yousef Mahmoud

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON

Personally appeared before me, a Notary Public, Yousef Mahmoud, 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 and seal, this the 5th day of JUNE, 2026.

Notary Public

JASON C. NGUYEN

Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

I, Kirsten Virden, 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 06/05/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 06/05/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

