Karen Johnson Davidson County
Batch # 1437677 DEEDWARR
06/24/2026 02:07:58 PM 2 pgs
Fees: $13.00 Taxes: $1,050.80
20260624-0057101

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $284,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of June, 2026.

NOTARY PUBLIC

My commission expires: 5/8/28

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C-26-16452

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:
Samantha J. Fudens	ZILLOW HOME LOANS	060-11-0A-068.00 CO
(NAME)	(NAME)	
2688 Pine Ridge Drive	2600 MICHELSON DR #1201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	IRVINE, CA 92612	

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 **Yousseff Boughroum, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Samantha J. Fudens , a single woman**, 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 Lot(s) 50, as shown on the map entitled Final Plat, Section Three, Pine Ridge, of record in Book 6900, page 660, as revised in Book 9700, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to YOUSSEF BOUGHROUM, A MARRIED MAN, by deed from INFUSION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20160315-0024493, dated March 14, 2016, as corrected Instrument No. 20170320-0026599, 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. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 2688 Pine Ridge Drive, Nashville, TN 37207.

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 premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of June, 2026.

Youssef Boughroum

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILSON~~ Columbia

CD Youssef

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Youssef~~ Boughroum, 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 17th day of June, 2026.

Notary Public
My Commission Expires:

CONSTANCE DAVIS
NOTARY PUBLIC
My Commission Expires
May 8, 2027
RICHMOND COUNTY, GEORGIA

YOUSSEF BOUGHROUM
IS ALSO KNOWN AS
YOUSSEFF BOUGHROUM