Karen Johnson Davidson County
Batch# 1440438 DEEDWARR
06/30/2026 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260630-0058880

2026-1997-TN

WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$330,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of June, 2026

Notary Public
My Commission expires: 08/01/2029
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sara Almoumineen	Fifth Third Bank, National Association	176-02-0-002
4844 Peppertree Drive	5001 Kingsley Drive, MD: 1MOB2X	
Antioch, TN 37013	Cincinnati, OH 45227	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sara Almoumineen, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land located in Davidson County, Tennessee described as follows:

Described property in Davidson County, Tennessee, being Lot No. 171, Revised Section One, Peppertree Forest, as of record in Book 6900, pages 973-975, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Wanda Williams, a single woman, by Warranty Deed from Jenkins Homebuyers LLC, a Tennessee Limited Liability Company dated February 19, 2026 and recorded February 25, 2026 at Instrument Number 20260225-0014833 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 6900, Page 973, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded in Book 7982, Page 736 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **4844 Peppertree Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the

afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this 26 day of June, 2026.

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 26 day of June, 2026.

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 26, 2026.

J. Carlton Drumwright

June 26, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 26, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY