Karen Johnson Davidson County
Batch# 1440890 DEEDWARR
07/01/2026 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20260701-0059453

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $300,000.00 Affiant Subscribed and sworn to before me This 30th day of June, 2026. Notary Public My Commission Expires: 08-19-2029

ELIZABETH SALISBURY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner as:	Tax Bill To:	Map / Parcel
Samir Badi Aramnuonou 712 Arbor Springs Dr. Mount Juliet, TN 37122	New Owner	1080105530

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jacqueline Elaine Morgan Wood, Trustee of the Wood Trust, dated February 20, 2025** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Samir Badi Aramanuous, a married man** (the "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Malvin Heights, first revision of Lot Nos. 1 and 2, as of record in Plat 20010205-0010881, dated February 1, 2001, Register's Office for said County, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 16, 2000 and known as Job No. 000219 as follows:

Beginning at a point on the northerly margin of Elm Hill Pike, said point of beginning being the original southernmost common corner of Lots 1 & 2 of Malvin Heights of record in Book 2330, Page 83, Register's Office for Davidson County, Tennessee, thence with the margin of Elm Hill Pike and a curve to the left having a radius of 5730.00'and a log chord of 21.99', said

chord having a bearing of N 60 degrees 21' 54" W a distance along the curve of 21.99' to an iron pin; thence with the new Common Line of Lots 1 & 2 of the First Revision of Malvin Heights of record in Instrument No. 20010205-0010881 R.O.D.C, TN N 29 degrees 38' 12 " E 173.30' to an iron pin; thence with the original northerly line of Lot No. 1 S 64 degrees 09' 13" E 22.00' to a concrete monument found; thence with the said original common property line of Lots 1 & 2 S 29 degrees 37' 22" W 174.76' to the point of beginning, containing 3823 square feet.

This is an unimproved property commonly known as 2878 Elm Hill Pike, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Subject to all matters on plat Instrument No. 20010205-0010881, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whatsoever.

Witness my hand this 25 day of June 2026.

Grantor:

Jacqueline Elaine Morgan Wood, Trustee of the Wood Trust, dated February 20, 2025

Jacqueline Elaine Morgan Wood

By: Jacqueline Elaine Morgan Wood, as Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Jacqueline Elaine Morgan Wood, Trustee, for Wood Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee for Wood Trust, and as such **Trustee** acknowledged that she is authorized to execute the foregoing instrument on behalf of Wood Trust, the within named bargainor, and that she as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing Jacqueline Elaine Morgan Wood, Trustee of Wood Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 **day of June, 2026.**

Notary Public

My Commission Expires: 9-5-27

SHEA WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tara Stone, 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 25, 2026.

Date

Affiant Signature

June 30, 2026

Date

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 30th day of June, 2026.

Notary's Signature

My Commission Expires: 08-19-2029

Date

Notary's Seal (if on paper)

