WARRANTY DEED

Karen Johnson
Batch # 1443724
07/09/2026 02:31:38 PM
Fees: $13.00 Taxes: $1,295.00

Davidson County
DEEDWARR
2 pgs

20260709-0062191

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nahla A. Shalan and Adel Mohamed	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**090-12-0-332.00**
545 Annex Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHYLLIS LOMBARD, EXECUTRIX OF THE ESTATE OF THELMA INEZ JACKSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAHLA A. SHALAN AND ADEL MOHAMED, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Charlotte Park Annex of record in Plat Book 3700, Page 49, 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 to James W. Jackson and wife, Thelma Inez Jackson, by Warranty Deed, from Ha My Nguyen, unmarried, of record in Instrument No. 20070409-0041874 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 9, 2007.

The said James W. Jackson having passed October 19, 2009, title vested by operation of law in Thelma Inez Jackson as the surviving tenant by the entirety.

Thelma Inez Jackson having passed on April 6, 2025, and with her estate being administered through Davidson County Probate Court in Docket No. 25P1289, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Phyllis Lombard was appointed as Executrix by Letters Testamentary.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3700, Page 49, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3963, Page 586, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **545 Annex Ave, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 1st DAY OF JULY, 2026.

Estate of Thelma Inez Jackson

BY: Phyllis Lombard

Phyllis Lombard
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHYLLIS LOMBARD, EXECUTRIX of the ESTATE OF THELMA INEZ JACKSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212