Karen Johnson Davidson County
Batch # 1451481 DEEDWARR
07/24/2026 10:48:28 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20260724-0067607

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10777-44A

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26-2213

ADDRESS NEW OWNER:
Zeinab Muse
2213 South Ashford Court
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301

Parcel ID:
108-12-0B-065-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lin Zhu Newsad and husband, Robert Newsad,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Zeinab Muse, and Tawfik Ahmad Binjuumel**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Land In Davidson County, Tennessee, being Lot No. 44 on the Plan of Harborview, Phase 1-A, Section Two, of record in Plat Book 6900, page 756-758, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. amended in Book 9096, Page 764

Being the same property conveyed to Lin Zhu, an unmarried woman, by deed dated August 10, 2012 from Joung S. Choi and wife, Joung O. Moon, and of record in Instrument Number 20120815-0072984, Register's Office for Davidson County, Tennessee.

Lin Zhu and Lin Zhu Newsad are one and the same person.

Robert Newsad joins in this conveyance for the purpose of conveying any interest he may have to the property.

This instrument is executed on behalf of Lin Zhu Newsad by virtue of a written Power of Attorney of record in Instrument No. 20260720-0065505, Register's Office for Davidson County, Tennessee.

This is improved property known as 2213 South Ashford Court, Nashville, TN 37214. Possession is to be given on July 21, 2026.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21st day of July 2026.

Lin Zhu Newsad by Robert Newsad by her Attorney-In-Fact

Lin Zhu Newsad by Robert Newsad ~~Attorney~~ her Attorney-In-Fact

Robert Newsad

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of July 2026, before me personally appeared **Robert Newsad**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lin Zhu Newsad as her attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20260720-0065505, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Lin Zhu Newsad as her attorney in fact.

NOTARY PUBLIC

J. DAVID LEE TENNESSEE NOTARY PUBLIC My Comm Exp. January 31, 2029 COUNTY OF WILSON

My Commission Expires: 1/31/29

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STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Newsad,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of July 2026.

NOTARY PUBLIC

J. DAVID LEE TENNESSEE NOTARY PUBLIC My Comm Exp. January 31, 2029 COUNTY OF WILSON

My Commission Expires: 1/31/29

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is **$465,000.00**.

AFFIANT

Subscribed and sworn to before me on this 21st day of July 2026.

NOTARY PUBLIC

My Commission Expires:

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029