ADDRESS NEW OWNER AS:
Mina Ayyad
4531 Baton Rouge Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map - Group 075 - 04 - 0
Parcel 069.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 1452220 DEEDWARR
07/28/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20260728-0068796

THIS DEED OF CONVEYANCE, executed and delivered by **Charles Maynor Schott, Trustee of the Irrevocable Trust of Emily Schott Mooneyham, dated June 20, 2025**, hereinafter called the Grantor, to **Mina Ayyad**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$376,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs or assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 302 on the Plan of Tulip Grove Subdivision, Section 5, of record in Book 4175, page 71, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

PLAT MATTERS: The above-described property is subject to those easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the plan of Tulip Grove Subdivision, Section 5, of record in Book 4175, page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Maynor Schott, Trustee of the Irrevocable Trust of Emily Schott Mooneyham, dated June 20, 2025 by Quitclaim Deed from Emily Schott Mooneyham, unmarried, dated June 20, 2025, of record in Instrument # 20250623-0048950, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Emily Schott Mooneyham by deed from Emily Schott Mooneyham, Executrix of the Estate of Houston Gwynne Draper, of record in Instrument Number 20241106-0086420, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs, or assigns.

The Grantor further covenants with the Grantee, heirs or assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set signature on the date indicated in the notary acknowledgement below.

The Irrevocable Trust of Emily Schott Mooneyham, dated June 20, 2025

By: _____
Charles Maynor Schott, Trustee

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Charles Maynor Schott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the properly appointed Trustee of **The Irrevocable Trust of Emily Schott Mooneyham, dated June 20, 2025**, and that he, in the capacity of Trustee, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at office this the 27th day of July, 2026.

My commission expires:_____ _____
NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires January 30, 2029

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$376,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and SWORN to before me this the 27th day of July, 2026.

My Commission Expires:_____ _____
NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires January 30, 2029

Certificate of Authenticity

I, Gary L. Dilliha, 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 this 27th day of July, 2026.

Affiant Signature

7-27-26
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 27th day of July, 2026.

Notary's Signature

My Commission Expires: [illegible]

Notary's Seal (if on paper)

CHERI N. HEAD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires April 22, 2029