Karen Johnson Davidson County
Batch# 1452760 DEEDWARR
07/30/2026 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20260730-0070300

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611533

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$260,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires:

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

WARRANTY DEED

THIS INDENTURE, made this 30th day of July, 2026, among:

ELIZABETH A. EBERHARDT-AYOUB AND HUSBAND MASHHOOR R. AYOUB, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KARAM WAISY
MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Tract No. 3 of a survey made by Carroll, Connell & Morrison, Engineers, dated August 19, 1957, not of record, being part of Lots 20, 21, and 24, in the H.L. Simkins division of the L.G. Curtis land, as of record in Book 547, Page 39, Registers Office for Davidson County, Tennessee. Said Tract No. 3 fronts 60 feet on the north side of Curtis Street and extends back between parallel lines 200 feet to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to to Mashhoor Ayoub and Elizabeth Ayoub, Husband and Wife by Special Warranty Deed from Citimortgage Inc, by its duly authorized attorney in fact Single Source Property Solutions of record in Instrument No. 20080807-0081410 Register's Office for Davidson County, Tennessee, dated July 15, 2008, and recorded on August 07, 2008.

Being the same property conveyed to Mrs. Elizabeth Eberhardt Ayoub by Quit Claim Deed from Mr. Mashhoor Ayoub of record in Instrument No. 20140903-0080603 Register's Office for Davidson County, Tennessee, dated September 03, 2014, and recorded on September 03, 2014.

Being the same property conveyed to Elizabeth A. Eberhardt-Ayoub and husband, Mashhoor R. Ayoub, as joint tenants with rights of survivorship by Quit Claim Deed from Elizabeth A. Eberhardt-Ayoub of record in Instrument No. 20250722-0057878 Register's Office for Davidson County, Tennessee, dated July 21, 2025, and recorded on July 22, 2025.

Being the same property known as 3308 Curtis Street Nashville TN 37218.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Mashhoor R. Ayoub

Elizabeth A. Eberhardt-Ayoub

State of Washington
County of Pierce

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mashhoor R. Ayoub and Elizabeth A. Eberhardt-Ayoub, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of July, 2026.

Notary Public
My Commission Expires: 05/24/2028

ANTHONY MARSHALL LEE
Notary Public
State of Washington
Commission # 24017830
My Comm. Expires May 24, 2028

Owner Name & Property Address:

Name: Karam Waisy
Address: 3308 Curtis St.
City, State, Zip: Nashville, TN 37218

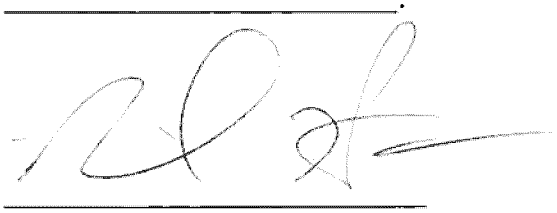
Responsible Party For Taxes:

Name: Karam Waisy
Address: 920 morning Rd
City, State, Zip: Antioch TN 37013

Tax ID: 070-09-0-022.00

Certificate of Authenticity

I, Nick Harris, 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 **7/30/26**.



Affiant Signature

7/30/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30** day of **July**, 20 **26**



Notary's Signature

My Commission Expires: 3/9/27

Date

