Karen Johnson Davidson County
Batch# 1455526 DEEDWARR
08/04/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20260804-0071543

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $319,900.00

Affiant

Subscribed and sworn to before me, this 30 day of July, 2026.

Notary Public
My commission expires: 9-5-2028

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Sami Mohammed **Omaima Ahmed**	**TBD** New Owner	**135140C05700CO**
612 Ransom Village Way	Property Address	
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Carrie Brown, a one-half undivided interest, and Carrie Brown and William Brown, a one-half undivded interest, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sami Mohammed and Omaima Abdelaziz Ahmed, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 57, Ransom Village, of record in Book 7900, Pages 833-834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to William R Bowers, an unmarried man, by Quitclaim Deed from William R Bowers, an unmarried man, who acquired title as a married man, dated August 10, 2006, of record in Instrument No. 20060818-0101867, in the Register's Office for Davidson County, Tennessee. William R Bowers died intestate on November 21, 2019 leaving Carrie Brown and DJ Bowers as his sole heirs at law. Reference is hereby made to Affidavit of Heirship of record in Instrument No. 20201105-0129658, said Register's Office. By Quitclaim Deed dated November 3, 2020, of record in Instrument No. 20201105-0129659, said Register's Office, D J Bowers conveyed his interest in subject property to Carrie Brown and William Brown, wife and husband.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Anchor Easement and Overhead Easement as shown on Boundary Plat in Plat Book 6900, Page 851, said Rgeister's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 612 Ransom Village Way, Antioch, TN 37013.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Carrie Brown Date: 7/30/26
Carrie Brown

William Brown Date: 7/30/26
William Brown

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Carrie Brown and William Brown , the within named Grantor(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, at office, this 30 day of July, 2026.

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 12-2-28

Certificate of Authenticity

I, Holly A Mason, 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 TN
County of Davidson

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

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028