Karen Johnson Davidson County
Batch# 1458892 DEEDWARR
08/12/2026 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20260812-0074385

Name and Address of New Owner:
Nancy E. Runberg and Ron Runberg
808 Aimes Court
Nashville, TN 37221

Send Tax Bills To: Rocket Mortgage, LLC
1050 Woodward Ave
Detroit, MI 48226

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 126-15-0A-167-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kareem Emile Moussaed, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nancy E. Runberg and** Ronald **Runberg, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section Three Boone Trace at Biltmore of record in Plat Book 9700, Page 758 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 Kareem Emile Moussaed, unmarried by Warranty Deed from Cynthia F. Manley, an unmarried person dated September 30, 2016 and recorded October 14, 2016 of record in Instrument No. 20161014-0109066, Register's Office, Davidson County, Tennessee.

Tori Anne Moussaed, wife of Kareem Emile Moussaed, joins in the execution of this Warranty Deed solely for the purpose of releasing and relinquishing any and all marital rights and interests she may have in the subject property.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 808 Aimes Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6 day of August, 2026.

(SEAL)
Kareem Emile Moussaed

(SEAL)
Tori Anne Moussaed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of August, 2026, before me personally appeared Kareem Emile Moussaed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6 day of August, 2026.

Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of August, 2026, before me personally appeared Tori Anne Moussaed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of August, 2026.

Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $448,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7 day of August, 2026.

Notary Signature
My commission expires:

TAMMY L CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

True Copy Certification

I, **Denise Woods,** 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 the 6 day of August, 2026.

Denise Woods
Affiant Signature
Date 8-7-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027