Karen Johnson Davidson County
Batch# 1460527 DEEDWARR
08/18/2026 01:33:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20260818-0076871

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Ribwar Abdullah and Sazan Hama Bor 450 Huntington Ridge Drive Nashville, TN 37211	Owner	161-11-0A-207.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Hatcher Realty, LLC, a Tennessee Limited Liability Company,** and **Mariclare W. Brown**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Ribwar Abdullah and Sazan Hama Bor, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being **Unit No. 207 on the Plan of Huntington Ridge Townhouses of record in Book 4675, Page 9** (erroneously referenced as "Page 8" in the immediate prior deed of record), Register's Office for said county, to which reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to James Hatcher Hays, by Successor Trustee's Deed from Gary R. Thompson, Successor Trustee, filed on 07/31/1992, at Book 8690, page 284, Davidson County Register of Deeds. Being further conveyed by James Hatcher Hays, to James Hatcher Hays, as to a 28.5% interest, to Mary Frances Clements, as to a 43% interest, and to R. Sclater Brown, Jr. as to a 28.5% interest, by and thru Cindy S. Smith Trustee by Quitclaim Deed (a "strawman deed"), filed on 04/22/1994, at Book 9320, page 61, Davidson County Register of Deeds. Being further conveyed by Mary Frances Clements, as to her 43% interest, to the same James Hatcher Hays, by Quitclaim Deed of record on 05/10/1999, at Book 11471, page 574, Davidson County Register of Deeds.

Robert Sclater Brown, Jr., the same person as R. Sclater Brown, Jr., died on or about 03/14/2007. His Last Will and Testament, probated in the Seventh Circuit Court for Davidson County (Probate Division) under Docket No. 07P750, devised his residuary estate, including this property, to his wife, Lenore Taylor Brown.

James Hatcher Hays, also known as James Hays, died on 09/12/2016. His Last Will and Testament was probated in the Circuit Court for Davidson County (Probate Division) under Docket No. 16P1610, and which devised his residuary estate, including this property, to his daughter, Sara Kathryn Hays. See also Executor's Deed from Sara Kathryn Hays, Executor of the estate of James Hays, deceased, to Sara Kathryn Hays, filed on 01/19/2017, at Instrument No. 20170119-0006079, Davidson County Register of Deeds.

The said Lenore Taylor Brown died intestate on 04/05/2022. Her sole heir at law is Mariclare W. Brown, per Affidavit of Heirship filed at Instrument No. 20221003-0108674, Davidson County Register of Deeds.

Sara Kathryn Hays conveyed the property, as to her interest, to Hatcher Realty, LLC, by Quitclaim Deed of record on 06/08/2023, at Instrument No, 20230608-0043575, Davidson County Register of Deeds.

This property commonly known as 450 Huntington Ridge Drive, Nashville, TN 37211.*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness the hands of the Grantors below, this the 12 day of August, 2026:

HATCHER REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Kathryn Hays Mongon

By: Kathryn Hays Mongon, Sole Member

AND:

Mariclare W. Brown

MARICLARE W. BROWN

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **KATHRYN HAYS MONGON,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged such person to be the **SOLE MEMBER** of **HATCHER REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **HATCHER REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** for the purposes therein contained.

Witness my hand and official seal on this the 12 day of **August, 2026.**

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 21, 2030

NOTARY PUBLIC

My Commission Expires:_____

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARICLARE W. BROWN** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of **August, 2026.**

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 21, 2030

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

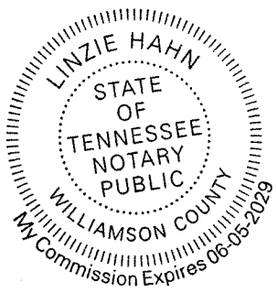
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$270,000.00**:

Jennifer Russell
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 12th DAY OF **August, 2026:**

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Danielle Watson, 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

8/12/26
Date

Danielle Wat
Affiant Signature

8/12/26
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 12th day of August, 2026.

L Hahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029