Prepared by:
Record and Return To:
[illegible] and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 190
[illegible]

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1461888 DEEDWARR
08/19/2026 10:23:37 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20260819-0077097

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($675,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 2029

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
COURTNEY RYBURN (NAME)	**NEW OWNER** (NAME)	**083022B00100CO**
60 CREIGHTON AVENUE, #A NASHVILLE, TN 37206 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of August, 2026, the undersigned, **ALI AL-SORAIFY, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **COURTNEY RYBURN, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **60 CREIGHTON AVENUE, A, NASHVILLE, TN 37206** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 60 CREIGHTON AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 60 CREIGHTON AVENUE, a Horizontal Property Regime, of record in Instrument No. 20251230-0103562, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Ali Al Soraify, single, by Warranty Deed from Duke Investments, LLC, an Iowa Limited Liability Company, of record in Instrument No. 20251216-0099838, in the Register's Office of Davidson County, Tennessee, dated December 02, 2025 and recorded on December 16, 2025.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 18th day of August, 2026.

GRANTOR: ALI AL-SORAIFY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ALI AL-SORAIFY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18th day of August, 2026.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY