Karen Johnson Davidson County Batch# 1465118 DEEDWARR 08/28/2026 12:12:30 PM 3 pgs Fees: $18.00 Taxes: $2,682.50 20260828-0079966 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $725,000.00. Affiant Subscribed and sworn to before me, this August 24, 2026. Notary Public My commission expires: 1/30/27

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christopher George Kahwaty and Nicole Katarina Kahwaty		
1007 Virginia Ave	New Owner	061-11-0-137.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Matt J. Barker and Jenny M. Barker, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Nicole Katarina Kahwaty and Christopher George Kahwaty, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Being Lot No. 35 on the Plan of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, of record in Book 421, page 178, Register's Office for Davidson County, Tennessee.

Said Lot. No 35 fronts 100.0 feet on the Northeasterly side of Virginia Street and extends back 235.00 feet between parallel lines to a dead line in the rear measuring 100.0 feet thereon.

Being the same property conveyed to Matt J. Barker and Jenny M. Barker, Husband and

Wife by Warranty Deed from Andrea J. Case, an unmarried woman of record in Instrument No. 20150504-0040318 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 04, 2015.

This is [X] improved [ ] unimproved property known as 1007 Virginia Ave, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this 20th day of August, 2026.

Matt J. Barker by Jenny M. Barker, AIF
Matt J. Barker, by Jenny M. Barker, his Attorney-In-Fact

Jenny M. Barker

Jenny M. Barker executed the foregoing instrument on behalf of Matt J. Barker as pursuant to the executed Power of Attorney, recorded simultaneously herewith in Instrument no. 202608280079965 in Davidson County, Tennessee Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jenny M. Barker, individually and as attorney-in-fact for Matt J. Barker, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above individually and as attorney-in-fact.

Witness my hand and official seal this 20th day of August, 2026.

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Notary Public
My Commission Expires: 2-2-2030

Lenders Title Company File No. TN-2604131-7524

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **August 20, 2026**.

Date

Christen Rabe

Affiant Signature

8/24/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **August**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027