Karen Johnson Davidson County
Batch# 1470359 DEEDWARR
09/08/2026 04:13:30 PM 4 pgs
Fees: $23.00 Taxes: $499.50
20260908-0083341

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-6-2029
(AFFIX SEAL)

AMELIA SWANSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1171

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Abdelghani Barre and Kaha Aden	Abdelghani Barre and Kaha Aden	150-01-0-044.00
(NAME)	(NAME)	
901 Unit A Coral Road	901 Unit A Coral Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37204	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thirty-Five Thousand And No/100 Dollars ($135,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHAWN JACKSON, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABDELGHANI BARRE AND KAHA ADEN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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. 176 on the Plan of Section One, Edge-O-Lake Estates of record in Plat Book 3600, Page 43, 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 Brien D. Lutes, and Amy Lutes, husband and wife by Warranty Deed

from Amy King, married of record in Instrument No. 20130722-0075387, Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 22, 2013, and Scrivener's Affidavit Recorded on July 30, 2013, in Instrument No. 20130730-0079085, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shawn Jackson, unmarried by Warranty Deed from Brien D. Lutes and Amy Lutes, husband and wife of record in Instrument No. 20251007-0079902, Register's Office for Davidson County, Tennessee, dated September 26, 2025 and recorded on October 07, 2025.

Being the same property conveyed to Shawn Jackson, unmarried with (50% Interest) and Brandi MacLaren, unmarried with (50% Interest) by Quitclaim Deed from Shawn Jackson, unmarried of record in Instrument No. 20251007-0079904, Register's Office for Davidson County, Tennessee, dated September 26, 2025 and recorded on October 07, 2025.

Being the same property conveyed to Shawn Jackson, unmarried by Quitclaim Deed from Shawn Jackson, unmarried with (50% Interest) and Brandi MacLaren, unmarried with (50% Interest) of record in Instrument No. 20251217-0100528, Register's Office for Davidson County, Tennessee, dated December 15, 2025 and recorded on December 17, 2025.

unimproved ☐
This is improved ☑ property, known as 470 Rural Hill Road, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

Witness our hands this 3rd day of September, 2026.

Shawn Jackson

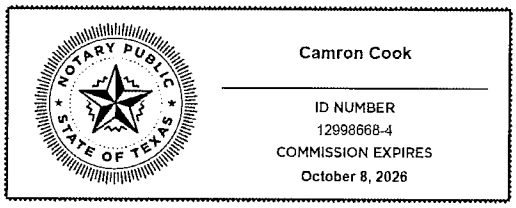
Shawn Jackson

STATE OF Texas
COUNTY OF Kerr

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Shawn Jackson**, 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 and official seal at office, this 3rd day of September, 2026.

Notary Public
My commission expires: 10/08/2026



Electronically signed and notarized online using the Proof platform.

True Copy Certification

I, Yvette Meldrum, 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 September 3, 2024.

Affiant Signature _____

September 3, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd of September 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030