Karen Johnson Davidson County
Batch# 1471588 DEEDWARR
09/10/2026 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260910-0084171

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $410,000

Affiant Signature

Subscribed and sworn to before me on this the 28 Day of August, 2026.

Notary Public
My Commission expires 4 / 29 / 30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
Mina Nabil Youssef Matta
701 Wiskey Trail
Mount Juliet, TN 37122

SEND TAX BILLS TO:
Mina Nabil Youssef Matta
701 Wiskey Trail
Mount Juliet, TN 37122

MAP AND PARCEL NUMBER: 172120D10900CO

WARRANTY DEED
26NT01344

Effective the 28 Day of August, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Arlyn X. Berrios, Unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mina Nabil Youssef Matta, a married man

The following described real estate in **Davidson** County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. 109 a/k/a Unit E-9, as shown on Exhibit B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lennox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Building E) of record in Instrument No. 20050119-0006853, in the Register's Office for Davidson County, Tennessee. Also, being a part of the same property shown as Lot 3 on the plan of Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Arlyn X. Berrios, unmarried from Abdulqader Omar, a married man, by Warranty Deed dated 09/29/2023 and recorded 10/03/2023 in Instrument No. 20231003-0077532, Register's Office of said County.

BEING the same property conveyed to Abdulqader Omar by Warranty Deed from Mark Allen Lynn and Heather Lynn, husband and wife, dated August 4, 2021 and recorded on August 9, 2021 in Instrument No. 20210809-0106969, Register's Office for Davidson County, Tennessee. Scrivener's Affidavits

correcting Grantee name and sales price of record in Instrument Nos. 20210830-0116413 and 20220914-0102612, said Register's Office.

This is an improved property commonly known as: 7009 Lenox Village Drive Suite 109, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of August, 2026

Arlyn X. Berrios

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Arlyn X. Berrios,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7 / 2 / 29

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 8.28.26 (date of document).

Affiant Signature

8-28-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 of August, 26

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027