Karen Johnson Davidson County
Batch# 1477181 DEEDWARR
09/24/2026 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $636.40
20260924-0088700

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

CASSIE PULLEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of September, 2026 .

Notary Public

My Commission Expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Tawab Nagib Georgie Abdelmasih and Nadia Sobhy Fahmy Abdelnour	NEW OWNER	095-10-0-108.00
1337 Kettlehook Lane		
Mt. Juliet, TN 37122		

For and 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, I/we, Charles Wayne Carson, III, heir at law of Charles Wayne Carson, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tawab Nagib Georgie Abdelmasih and Nadia Sobhy Fahmy Adbelnour, husband and wife, hereinafter called the Grantees, 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. 202 on the Plan of Elm Hill Acres, Section 3, of record in Book 2330, Page 77, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barbara Jo Wilson Carson and Charles Wayne Carson, Jr., as tenants by the entireties by deed dated 8/17/2017 and filed for record in Instrument No. 20170818-0084816, Register's Office for Davidson County, Tennessee. Barbara Jo Wilson Carson died 3/6/21 leaving Charles Wayne Carson, Jr. as the surviving tenant. Charles Wayne Carson Jr. died intestate on 6/4/26 leaving Charles Wayne Carson, III as his sole heir at law. See Affidavit of Heirship of record in Instrument No._202609240088698_, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No._202609240088699_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 2330, Page 77, said Register's Office.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 2130 Sanborn Drive, Nashville, TN 37210

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.

Witness my hand this 11th day of September, 2026.

Charles Wayne Carson, III by Claire Dunkley, Attorney in Fact

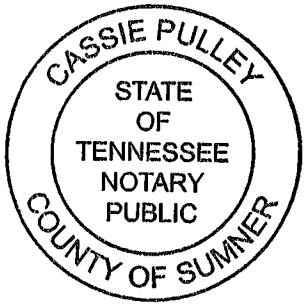
Charles Wayne Carson, III by Claire Dunkley, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Claire Dunkley as Attorney-in-Fact for Charles Wayne Carson, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of September, 2026.

Notary Signature
My commission expires: 12/19/28



CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 9/11/26.

Affiant Signature

Date: 9/11/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 11th day of September, 20 26.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER