Karen Johnson Davidson County
Batch# 1477389 DEEDWARR
09/25/2026 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260925-0088984

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2030

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mohab Khamis	Mohab Khamis	096 02 0 069.00
(NAME) 5435 Posano Street	(NAME) 5435 Posano Street	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, **Cumberland Partners, a Tennessee General Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mohab Khamis**, 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:

Located in Davidson County, Tennessee BEING Lot No 2 on the plan of Resubdivision of Lots 26, 27, and 28 on the Plan of Donelsonwood, First Addition, as of record in Book 5060, Page 130, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Lebanon Pike at the common corner of Lots 1 and 2; thence with the line between said two lots S 18 degrees 07 minutes E 237.33 feet to a point, thence northeasterly 67.11 feet to a point; thence S 83 degrees 24 minutes E 19.85 feet to a point; thence N O5 degrees 43 minutes E 195.45 feet to a point in Stewarts Ferry Pike, thence around a curve to the left having a radius of 200 feet and a distance of 152 25 feet to the point of beginning.

INCLUDED in the above description BUT EXPRESSLY EXCLUDED from this conveyance is the following described tract of land conveyed to State of Tennessee in Instrument No 20040929-0117333, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the existing south margin of State Route 24 (US 70), said point being 42 228 feet right of proposed centerline station 10+456 091, thence with the said existing margin with a curve right and easterly 93 feet more or less to a point, thence with the proposed south margin of said road with a 1594 73 foot radius curve left and southwesterly 92 5 feet to a point, thence with the east boundary of the R. Barry Gearon property (Tract 33) North 14 degrees 45 minutes 45 seconds West, 4 feet more or less to the point of beginning containing 374 square feet.

Being the same property conveyed to Cumberland Partners from R. Barry Gearon and wife, Karen Glee Gearon by Warranty Deed dated November 4, 2005 and recorded on November 7, 2005 in Instrument No. 20051107-0134790, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2845 Lebanon Pike, Nashville, TN 37214

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 our hands this 24 day of September, 2026.

Cumberland Partners,
a Tennessee General Partnership

BY: _____
Thomas Alan Drummond, Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Alan Drummond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partner, and is authorized to execute the instrument on behalf of Cumberland Partners, the within named bargainor, and that he/she as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself/herself as Partner.

Witness my hand and official seal, this the 24 day of September, 2026.

_____
Notary Public
My Commission Expires:
(SEAL)

RANDY HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-06-2027

Certificate of Authenticity

I, Amanda Waters, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered registration herewith and that this electronic document is true and exact copy of the original document executed and authenticated to law on

September 24, 2026.

Date

Amanda Waters

Affiant Signature

September 24, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **24th** day of **September**, 2026.

PATRICIA D CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2030

Notary Signature

My Commission Expires: 03-05-2030