Karen Johnson Davidson County
Batch# 1478728 DEEDWARR
09/29/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20260929-0090078

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 215,000.00.

Affiant

Subscribed and Sworn before me this 24th day of September, 2026.

Notary Public
My commission expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Renas Jalal 442 Claircrest Drive, Nashville, TN 37013	New Owner	162-01-0B-025.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shanah C. Phillips, single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Renas Jalal, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennesee, being Lot No. 25 on the Plan of Cairmont Subdivision, Phase 2, of record in Book 6050, Page 323, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Gary W. Johnson and George W. Carlson IV by deed dated 10/28/03 of record in Instrument No. 20031030-0159718, as re- recorded in Instrument No. 20031105-0162655, Register's Office for Davidson County, Tennessee. Grantors herein make oath that the :property described herein is non-owner occupied investment property not subject to claim of marital interest.

FURTHER being the same property conveyed to Shanah C. Phillips by Warranty Deed from Gary W. Johnson and George W. Carlson IV dated January 30, 2004 and recorded February 4, 2004 of record in Instrument No. 20040204-0013318, in the Register's Office of Davidson County, Tennessee.

This is [ ] improved [ ] unimproved property known as 442 Claircrest Drive, Nashville, TN 37013 .

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; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 24th day of September , 2026.

Shanah C. Phillips

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 24th day of September, 2026, before me personally appeared Shanah C. Phillips, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of September, 2026.

Notary Signature
My commission expires: 1/22/2030

JONATHAN J. BLOOM
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01/22/2030
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Danielle Watson, 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 9/24/26.

Date

Affiant Signature

9/24/26

Date

State of TN

County of Williamson

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

Notary's Signature

My Commission Expires: ~

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029