Karen Johnson Davidson County
Batch# 1480321 DEEDWARR
10/02/2026 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,139.60
20261002-0091016

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/19/28
(AFFIX SEAL)

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-435

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Khalf Sodky Hakim Armanuos and Sohir Ragy Mina Mansour	Southern Bancorp Bank	150 01 0 036.00
(NAME) 486 Rural Hill Road	(NAME) 400 Hardin Rd, Ste 100	
(ADDRESS) Nashville, TN 37127	(ADDRESS) Little Rock, AR 72211	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Japheth Jones**, a married man (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Khalf Armanuos and Sohir Mansour**, husband and wife (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 486 Rural Hill Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Racheal Jones, spouse of Japheth Jones, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective the 28th day of September, 2026.

GRANTOR:

Japheth Jones

Japheth Jones

Racheal Jones

Racheal Jones

STATE OF Virginia)

COUNTY OF City of Alexandria)

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2030

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared by means of an interactive two-way audio and video communication, Japheth Jones and Racheal Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 28th day of September, 2026.

Mohamud Aden 7898118

Notary Public Electronic Notary Public

My Commission Expires: 03/31/2030

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land Located in Davidson County, Tennessee, being all of Lot No. 168, SECTION ONE, EDGE-O-LAKE ESTATES, according to plat and survey of same appearing of record in Plat Book 3600, Page 43, as amended in Book 3818, Page 494, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Japheth Jones, a single individual, by Quitclaim Deed from Japheth Jones, a single individual and Racheal Lopez, who erroneously acquired title as Rachael Lopez, a single individual, of record in Instrument No. 20220622-0071333, in the Register's Office of Davidson County, Tennessee, dated April 19, 2022 and recorded on June 22, 2022.

Being the same property conveyed to Japheth Jones and Rachael Lopez, by Warranty Deed from Daniel P. DuBose and wife, Simone C. DuBose, of record in Instrument No. 20140707-0059623, in the Register's Office of Davidson County, Tennessee, dated June 27, 2014 and recorded on July 07, 2014.

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/28/2026 (date of document).

Affiant Signature

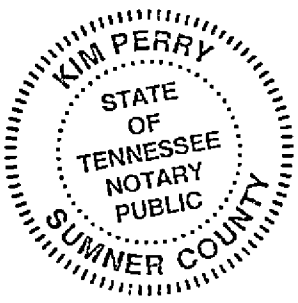
9/28/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 28th day of September, 2026.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29