Karen Johnson Davidson County
Batch# 1482435 DEEDWARR
10/08/2026 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $5,172.60
20261008-0092503

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Meghan White Ghanayem and Tamer George Ghanayem	Meghan White Ghanayem and Tamer George Ghanayem	104 10 0 051.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Taylor R. Hendon and Taylor G. Hendon, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Meghan White Ghanayem, and Tamer George Ghanayem**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3516 Richardson Avenue, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Elmington Place, of record in Book 547, page 59, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Taylor R. Hendon and Taylor G. Hendon, husband and wife, by Warranty Deed from Robert E. Bohren, Jr. and Merrill S. Bohren, husband and wife, dated December 17, 2019, and recorded December 18, 2019, of record in Instrument No. 20191218-0130400, in the Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved ( ) property known as 3516 Richardson Avenue, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of October, 2026.

Taylor R. Hendon

Taylor G. Hendon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2026, before me personally appeared Taylor R Hendon and Taylor G Hendon, 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 5th day of October, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,398,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Allyson Williams
AFFIANT

Sworn to and subscribed before me this 5 day of October, 2026.

Notary Public
My commission expires: _____

HELEN MADDOX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUG 19, 2030

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/5/26 (date of document).

Jennifer Pennell

10/6/26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/6, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal