Karen Johnson Davidson County
Batch# 1482661 DEEDWARR
10/09/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $882.45
20261009-0092820

WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
January 22 2026
COUNTY OF DAVIDSON

DM-JM-26-615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Safwat Nouh	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**043-06-0-122.00**
2569 Carmine St		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA M. TURNER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAFWAT NOUH**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46 on the Plan of Farview, Section II, as of record in Book 3600, Page 6, Register's Office for said County.

Said Lot No.46 fronts 74 feet on the northerly side of Anderson Lane and extends back 147.4 feet on the easterly line and 143.8 feet on the Westerly line, to a dead line in the near on which it measures 74 feet.

Being the same property conveyed to Floyd C. Turner and wife, Rebecca M. Turner by Warranty Deed from Thomas Eugene Taylor and wife, Gloria Jean Taylor of record in Book 4434, Page 381, Register's Office for Davidson County, Tennessee, dated July 25, 1970 and recorded on July 27, 1970.

Being the same property conveyed to Rebecca M. Turner by Quitclaim Deed from Floud C. Turner of record in Instrument No. 20090731-0071756 Register's Office for Davidson County, Tennessee, dated July 20, 2009 and recorded on July 31, 2009.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3600, Page 6, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **615 Anderson Lane, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6th DAY OF OCTOBER, 2026.

Rebecca M Turner by Floyd C Turner Jr.
Rebecca M. Turner by Floyd C. Turner, Jr.
Attorney in Fact

Rebecca M. Turner by Rachael Turner Mimms
Rebecca M. Turner by Rachael Turner Mimms
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLOYD C. TURNER, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of REBECCA M. TURNER, and who acknowledged he executed the same as the free act and deed of the said REBECCA M. TURNER.

Witness my hand and official seal, this the 6th of October, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHAEL TURNER MIMMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of REBECCA M. TURNER, and who acknowledged she executed the same as the free act and deed of the said REBECCA M. TURNER.

Witness my hand and official seal, this the 6th of October, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 10/6/26.

Date

Affiant Signature

10/7/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of October, 20 26.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

