Karen Johnson Davidson County
Batch# 1483423 DEEDWARR
10/13/2026 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20261013-0093872

# WARRANTY DEED

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

W-BR-26-1809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 02/05/30

(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) |
|---|---|---|
| **Albraa Bahour and Sarah Alouani** | **CMG Mortgage, Inc. dba CMG Home Loans** | |
| (NAME) **1809 Apple Ridge Cir** | (NAME) **3160 Crow Canyon Road, Ste 400** | **172-14-A-109CO** |
| (ADDRESS) **Nashville, TN 37211** | (ADDRESS) **San Ramon, CA 94583** | |
| (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, **MELINDA MCCREARY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALBRAA BAHOUR AND SARAH ALOUANI, HUSBAND AND WIFE,** 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. 38, on the Plan of Wexford Downs, Section Three, as shown on plat of record in Instrument No. 200008100079246, as revised in Instrument No. 20040415-0042522, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Melinda McCreary by Quitclaim Deed from Melinda McCreary and husband, Edward F. McCreary of record in Instrument No. 20211004-0133165 Register's Office for Davidson County, Tennessee, dated 9/28/2021 and recorded on 10/4/2021.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat at Instrument No. 200008100079246 as revised in Instrument No. 20040415-0042522, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Book 9700, Page 221, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10292, Page 51, Book 10792, Page 822 and Instrument No. 20000810-0079498, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 10500, Page 444, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common area to HOA of record in Instrument No. 20040311-0028010, Register's Office for Davidson County, Tennessee.
- Easement granted to BellSouth Telecommunications of record in Book 10529, Page 560 and Instrument No. 20020807-0095117, Register's Office for Davidson County, Tennessee.
- Easement granted to Nashville Gas Co. of record in Book 10359, Page 615, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10357, Page 925, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government (Sanitary Sewer) of record in Book 11201, Page 766 and Book 11444, Page 177, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government (Water Main) of record in Book 11444, Page 149, in the 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: **1809 Apple Ridge Cir, Nashville, Tennessee 37211**.

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 9th DAY OF OCTOBER, 2026.

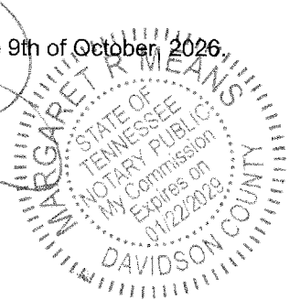
Melinda McCreary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELINDA MCCREARY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2026.

Notary Public
My Commission Expires: _____
(SEAL)




**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 10/9/26.

Date

Affiant Signature

10/13/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of October, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028