Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 29 day of July 2021.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 688205 DEEDWARR
08/02/2021 09:27:18 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210802-0103298

Address of New Owner:	Send Tax Bills to:	Tax Information
Oday Ali Abdullah	CapStar Bank	149-03-0-138.00
2600 Lakevilla Drive	2002 Richard Jones Road, Ste A300	
Nashville, TN 37217	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Colleen Christian Goff, a married woman, and Mark Brian Christian, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Oday Ali Abdullah, single man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25A, Zone Lot Division of Lot 25, Addition to Edge-O-Lake Estates, as shown by plat of record in Plat Book 6250, page 391, as amended in Plat Book 8250, page 692, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of said lot.
>
> Being the same property conveyed to Jennifer Colleen Christian Goff, a married woman, and Mark Brian Christian, a married man, by Warranty Deed from Fawnya Renee White, unmarried, dated May 24, 2017 of record as Instrument No. 20170530-0053238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Richard Caleb Goff joins in this conveyance to convey any and all interest he may have in the subject property.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 2600 Lakevilla Drive, Nashville, TN 37217 (formerly known as 2531 Willowbranch Dr, Nashville, TN 37217).

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

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 hand this the 29th day of July, 2021.

Jennifer Colleen Christian Goff

Richard Caleb Goff

Mark Brian Christian

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Colleen Christian Goff and Richard Caleb Goff and Mark Brian Christian,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Allen, Texas, this the 21 day of July, 2021.

Notary Public

My Commission expires: 06/21/2025

FILE NO: 2021077141

ANNJEANETTE LORAINE CHAIREZ
Notary Public, State of Texas
Comm. Expires 06-21-2025
Notary ID 133166376