This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-18331-TC

Karen Johnson Davidson County
Batch# 896939 DEEDWARR
08/01/2022 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20220801-0087246

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2022.

Notary Public
My Commission Expires: _____

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jaxson Deno 6680 Charlotte Pike H7 Nashville, TN 37209	Jaxson Deno 6680 Charlotte Pike, H7 Nashville, TN, 37209	102 07 0A 102.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Bahya Joudie, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jaxson Deno**, hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. H-7, on the West Meade Condominium of record in Plat Book 5200, Page 430, Register's Office for said County, to which Plan reference is hereby made for a more complete legal description, together with the appurtenant interest in the common elements of West Meade Condominium Association, a horizontal property regime established by Master Deed of record in Book 5923, Page 704; amended in Book 6277, Page 653; Book 7333, Page 415 and Book 7333, Page 418, Instrument No. 20120724-0065040 and Scrivener's Affidavit in Instrument No. 20120817-0074026 said Register's Office.

Being the same property conveyed to Bahya Joudie, a married woman, by Quitclaim Deed from Fadi Sami Mallak, a single man, of record in Instrument No. 20211115-0151455, in the Register's Office of Davidson County, Tennessee, dated November 10, 2021 and recorded on November 15, 2021.

Being the same property conveyed to Fadi Sami Mallak, a single man, by Quitclaim Deed from Nada Mallak, a single woman, of record in Instrument No. 20210820-0112872, in the Register's Office of Davidson County, Tennessee, dated February 10, 2021 and recorded on August 20, 2021.

Being the same property conveyed to Fadi Sami Mallak and Nada Mallak, as tenants in common with rights of survivorship, by Warranty Deed from Dale Hire, married, of

record in Instrument No. 20210223-0021881, in the Register's Office of Davidson County, Tennessee, dated February 10, 2021 and recorded on February 23, 2021.

Being the same property conveyed to Dale Hire, by Quitclaim Deed from Les Lazarus, of record in Instrument No. 20190726-0073953, in the Register's Office of Davidson County, Tennessee, dated July 26, 2019 and recorded on July 26, 2019.

Being the same property conveyed to Les Lazarus, by Trustee's Deed from Wilson & Associates. PLLC, Successor Trustee, of record in Instrument No. 20190726-0073952, in the Register's Office of Davidson County, Tennessee, dated July 23, 2019 and recorded on July 26, 2019.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **6680 Charlotte Pike, H-7, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2022.

GRANTOR:

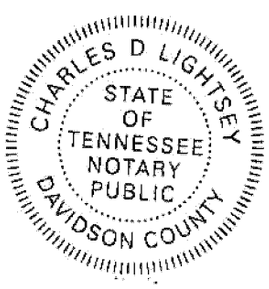
Bahya Joudie

Bahya Joudie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bahya Joudie, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2022.



Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Jameika Jones, 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 7/28/2022.

Date

Jameika Jones

Affiant Signature

8/01/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of August, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)