This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-18933-SL

Karen Johnson Davidson County
Batch# 920132 DEEDWARR
09/22/2022 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20220922-0105282

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $340,900.00.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2022.

Notary Public
My Commission Expires:

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melad Zaki 2001 Hamilton Glen Drive Nashville, TN 37013	Pinnacle Bank 150 3rd Ave S, Suite 1000 Nashville, TN 37201	150 13 0A 001.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Audrey A. Thomas and William L. Thomas, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Melad Zaki, an unmarried man** hereinafter called the Grantee(s), 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 Lot No. 101 on the Plan of Hamilton Glen, in Instrument No. 20020110-0004038, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William L. Thomas and wife, Audrey A. Thomas, by Warranty Deed from Affordable Housing Resources, Inc, of record in Instrument No. 20040617-0072046, in the Register's Office of Davidson County, Tennessee, dated June 04, 2004 and recorded on June 17, 2004.

This is ☒ improved or ☐ unimproved property located at: **2001 Hamilton Glen Drive, Antioch, TN 37013.**

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 21st day of September, 2022.

GRANTOR:

Audrey A. Thomas

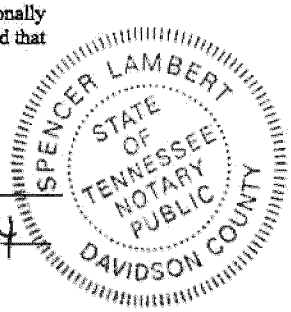
William L. Thomas

STATE OF TENNESSEE
COUNTY OF Rutherford

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

WITNESS my hand and seal at office this 21st day of September, 2022.

Notary Public
My Commission expires: 11/6/24



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 21, 2022.

J. Carlton Drumwright

September 21, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 21, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY