Name and Address of New Owner:
Ramzi M. Abdullah
7016 Red Apple Road
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 985574 DEEDWARR
03/28/2023 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20230328-0022440

Send Tax Bills To:
Ramzi M. Abdullah
7016 Red Apple Road
Nashville, TN 37013

This Instrument Prepared By:
Ian Deaderick
Encore Title & Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

Map & Parcel No: 182-12-0A-034-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charles Dana Kingston, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ramzi M. Abdullah, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 316 on the plan of Apple Valley Subdivision, Section One, of record in Instrument No. 20020809-0096488 and corrected in Instrument No. 20021203-0148635, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Dana Kingston, unmarried by Warranty Deed from Provident Development Group, LLC of record as Instrument No. 20031017-0154303 in the Register's Office for Davidson County, Tennessee, dated October 16, 2003 and recorded on October 17, 2003. Said Instrument was re-recorded on March 4, 2004 in Instrument No. 20040304-0024998, in the Register's Office of Davidson County.

For Information Only: Being Parcel 182 12 0A 034.00
Being also known as 7016 Red Apple Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Grantor additionally covenants and warrants that subject property is not and has never been the personal or marital residence of Grantor, Grantor's spouse, or any minor children of the Grantor.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of March, 2023.

Charles Dana Kingston

STATE OF TEXAS
COUNTY OF Guadalupe

On this 23rd day of March, 2023, before me personally appeared Charles Dana Kingston, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2023.

Joanie Elena Valdez
Notary Signature
My commission expires: February 7, 2027

JOANIE ELENA VALDEZ
Notary ID #128513722
My Commission Expires
February 7, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of March, 2023.

Notary Signature
My commission expires: February 7, 2027
File No. 23-7-RO

JOANIE ELENA VALDEZ
Notary ID #128513722
My Commission Expires
February 7, 2027

Tennessee Certification of Electronic Document

I, Martha Conger, 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 March 23, 2023 (date of document).

Martha Conger
Affiant Signature

3-28-23
Date

State of TN

County of Putnam

Sworn to and subscribed before me this 28 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7/1/24

NOTARY'S SEAL

