This instrument prepared by and after recording return to:

Paul F. Soper, Esq.
2323 21st Ave. S, Suite 502
Nashville, TN 37212
615-712-6036

Karen Johnson Davidson County
Batch# 1014929 DEEDWARRSP
06/14/2023 10:03:30 AM 6 pgs
Fees: $33.00 Taxes: $6,380.65
20230614-0045298

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Mohamed M. Alomari Rassam Salah 1246 Ben Hill Blvd. Nolensville, TN 37125	Same as New Owner	148-00-0-033.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **ROBERT LEE STEWART AND SARITA MARTIN STEWART, CO-TRUSTEES OF THE STEWART FAMILY REVOCABLE TRUST DATED SEPTEMBER 23RD, 2021** (hereinafter referred to together as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MOHAMED M. ALOMARI, AS TO A SIXTY PERCENT (60%) UNDIVIDED INTEREST, AND RASSAM HEZAM ABOULLAH SALAH, AS TO A FORTY PERCENT (40%) UNDIVIDED INTEREST, AS TENANTS IN COMMON** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Peterbilt Subdivision, of record in Book 5200, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT L. STEWART AND WIFE, SARITA M. STEWART, by deed from GENEVAL HOLDINGS, INC., A NORTH CAROLINA CORPORATION, of record as Instrument No. 20080519-0050954, dated May 15, 2008, said Register's Office.

ROBERT L. STEWART AND WIFE, SARITA M. STEWART, further conveyed said property to ROBERT LEE STEWART AND SARITA MARTIN STEWART, CO-TRUSTEES OF THE STEWART FAMILY REVOCABLE TRUST DATED SEPTEMBER 23RD, 2021, by Quitclaim Deed of record as Instrument No. 20211004-0133382, dated September 23, 2021, said Register's Office.

TOGETHER WITH a 50 foot easement for ingress and egress as set forth in Book 5220, page 638, said Register's Office, and as shown on the Plat of record in Book 5200, page 13, said Register's Office..

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of June, 2023.

GRANTOR:

ROBERT LEE STEWART, CO-TRUSTEE OF THE STEWART FAMILY REVOCABLE TRUST DATED SEPTEMBER 23RD, 2021

SARITA MARTIN STEWART, CO-TRUSTEE OF THE STEWART FAMILY REVOCABLE TRUST DATED SEPTEMBER 23RD, 2021

STATE OF Tennessee

COUNTY OF Davidson

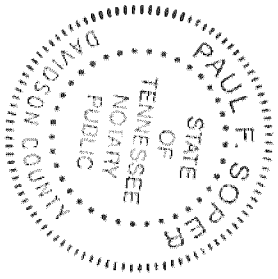
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ROBERT LEE STEWART AND SARITA MARTIN STEWART, CO-TRUSTEES OF THE STEWART FAMILY REVOCABLE TRUST DATED SEPTEMBER 23RD, 2021**, the within-named Grantors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein expressed and contained

Witness my hand and official seal this 12th day of June, 2023.

My Commission Expires:

1/4/26

Notary Public



STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,724,500.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Melissa D. Harris
Affiant

Sworn to and subscribed before me,
this 12th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 1/11/26

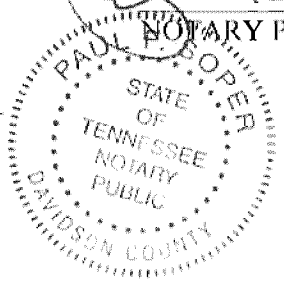


Exhibit "A"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 148-00-0-033.00.

   Davidson County taxes for 2022, Map-Par. 148-00-0-033.00, $7,818.71, PAID.

2. Matters shown on the Plan of record in Book 5200, page 13, said Register's Office.

3. Restrictive Covenants set forth in deed of record as Instrument No. 20080519-0050954, said Register's Office.

4. Permanent Easement and Right-of-Way of record in Book 6314, page 231, said Register's Office.

5. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7492, page 623, said Register's Office.

6. Easement for the flow of the water of Mill Creek and the rights of the public therein.

7. Rights of upper and lower riparian owners to the flow of the water of Mill Creek, free from diminution or pollution.

8. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Mill Creek.

9. Title to that portion of the land lying below the ordinary low water mark of Mill Creek.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 6/12/23 (date of document).

Affiant Signature

6/13/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

