Karen Johnson Davidson County
Batch# 1021280 DEEDWARR
06/30/2023 11 55 27 AM 3 pgs
Fees $18 00 Taxes $1,572 50
20230630-0050130

File No: ITA2392TN-A

After Recording, Send to.
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128

Prepared by Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To: US Bank, P.O. Box 20005, Owensboro KY 42304
~~Ali Khalil and Kaltoum Mohamed, 2329 Edencrest Drive, Nashville, TN 37013~~

Tax Parcel Number: 149-15-0A-077.00-CO

GENERAL WARRANTY DEED

Faithi Abdelhadi, who acquired title as Faith Abdelhadi and wife **Jamileh Abdelhadi,** ("Grantor"), of **2329 Edencrest Drive, Antioch, TN 37013**, for and in consideration of $425,000.00 (Four Hundred Twenty Five Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Ali Khalil** and **Kaltoum Mohamed**, husband and wife, ("Grantee"), whose tax mailing address is 2329 Edencrest Drive, Nashville, TN 37013, the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Section Two, Cambridge Forest, R15 Residential P.U.D. of record in Plat Book 9700, Page 672, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property commonly known as: 2329 Edencrest Drive, Antioch, TN 37013

BEING THE SAME PROPERTY CONVEYED TO FAITH ABDELHADI AND WIFE, JAMILEH ABDELHADI BY QUITCLAIM DEED FROM RIMA ABDELHADI, A SINGLE WOMAN OF RECORD IN INSTRUMENT NO. 20220819-0094171 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 19, 2022 AND RECORDED ON AUGUST 19, 2022.

Parcel ID: 149-15-0A-077.00-CO

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on June 23, 2023:

Faithi Abdelhadi, who acquired title as Faith Abdelhadi

Jamileh Abdelhadi

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Faithi Abdelhadi** and **Jamileh Abdelhadi**, personally known to me, or has produced drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23 day of June, 2023.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 23 day of June, 2023.

Notary Public

My Commission Expires: 11-6-2023

SEAL

