Karen Johnson Davidson County
Batch# 1030295 DEEDWARR
07/25/2023 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20230725-0057265

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mohamed Abdel-Khalik	Mohamed Abdel-Khalik	Parcel ID: 043 14 0 021.00
(NAME) 661 E Old Hickory Blvd.	(NAME) 650 E old Hickory Blvd Madison TN 37115	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Melta Carole Young, Executor of the Estate of Kenneth W. Flippen**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mohamed Abdel-Khalik**, hereinafter called the Grantees, 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. 2 on the plan of Luther and Ruby Youngblood Subdivision, Section Two, of record in Book 8250, Page 230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Kenneth W. Flippen and Laura C. Flippen, husband and wife by Warranty Deed from Luther Youngblood and Ruby Youngblood, husband and wife, dated May 12, 2000 and recorded on May 15, 2000 in Instrument No. 20000515-0048336, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kenneth W. Flippen by Quitclaim Deed from Laura C. Flippen, dated May 5, 2010 and recorded on May 11, 2010 in Instrument No. 20100511-0036108, Register's Office for Davidson County, Tennessee. The said Kenneth W. Flippen having died intestate on July 14, 2022. Kenneth W. Flippen having died intestate on July 14, 2022, leaving his mother, Carole Bennett Davidson, as his sole heir at law. See Affidavits of Heirship recorded contemporaneously herewith as Instrument No. 202307250057263, and Instrument No. 202307250057264, in the Register's Office for Davidson County, Tennessee."

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 661 E Old Hickory Blvd., Madison, TN 37115

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of July, 2023.

Estate of Kenneth W. Flippen

BY: _____
Melta Carole Young
Executor

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Melta Carole Young, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Administrator of the Estate of Kenneth Wade Flippen,the within named bargainor, and that they as such Administrator, being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of July, 2023.

_____
Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 7/20/2023.

Date

Tonya Loftin
Affiant Signature

July 24, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)