Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230745295

Karen Johnson Davidson County
Batch# 1043783 **DEEDWARR**
08/29/2023 12 22 34 PM 2 pgs
Fees $13 00 Taxes $3,700 00

20230829-0067667

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of August, 2023.

Notary Public
My Commission Expires·

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT. 12TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abdul-Hadi Kaakour and Sereen Bahlawan 102 Adams Park Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-0E-102.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Hitt Joint Revocable Living Trust dated May 15, 2001** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abdul-Hadi Kaakour and Sereen Bahlawan, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 102, as shown on the map entitled Sugartree, Phase 3 (Revised), of record in Plat Book 5050, pages 67-71, amended in Book 5162, page 632, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93 and Book 5121, page 89, 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 THE HITT JOINT REVOCABLE LIVING TRUST, DAVID G. HITT AND/OR JOYCE F. HITT, TRUSTEES UNDER AGREEMENT DATED MAY 15, 2001, by deed from GEORGE E. BANDY AND WIFE, GEORGIA A. BANDY, of record in Instrument No. 20020917-0113542, dated September 16, 2002, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 116-08-0E-102.00 CO.

Matters shown on the Plan of record in Plat Book 5050, pages 67-71, amended in Book 5162, page 632, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93 and Book 5121, page 89, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157, Book 11758, page 466, Instrument No. 20170522-0050870 and Instrument No. 20210430-0058356, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, said Register's Office.

This is improved property located at 102 Adams Park Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of August, 2023.

The Hitt Joint Revocable Living Trust dated May 15, 2001

By: David G. Hitt, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David G Hitt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Hitt Joint Revocable Living Trust dated May 15, 2001, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2023.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

Notary Public

My Commission Expires: _____