Karen Johnson Davidson County
Batch# 1059856 DEEDWARR
10/11/2023 03:11:30 PM 6 pgs
Fees: $33.00 Taxes: $2,497.50
20231011-0079808

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
1116 Wildwind Ct. Nashville, TN 37209 Attn: Malek Yafai	Same Address as New Owner.	120-5 197

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, Roy E. Arnold and Shelia K. Arnold, both residents of Tennessee (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto Nabil Alabdi and Malek Nabil Yafai, both residents of Tennessee, or their assigns (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:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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 "B"** 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, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4 day of October, 2023.

GRANTOR:

Roy E. Arnold

Sheila K. Arnold

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Roy E. Arnold and Sheila K. Arnold, 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, by signing their individual names.

Witness my hand and official seal this 4th day of October, 2023.

My Commission Expires:

9-8-25

Notary Public

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

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 $675,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 4 day of October, 2023.

NOTARY PUBLIC

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being a portion of a Parcel A Reserved for Future Development on the Plan of Glengarry Park, Section V, as of record in Book 2900, page 146. Register's Office for said County, and being part of Lot No. 2 on the Resubdivisionof Parcel "A", Section V, Glengarry Park, as of record in Book 4060, page 49, Register's Office for Said County, described as follows:

BEGINNING point being described as follows: Beginning at an iron pin in the southeasterly margin of Glengarry Drive, at the entrance into Murfreesboro Road; thence with the margin of said Drive, South 41 degrees 07' West, 25 feet to a concrete monument at the beginning of a curve; thence around said curve, southerly 82.18 feet to an iron pin in the margin of Glengarry Drive, this being the POINT OF BEGINNING; thence with said Drive, along a curve southerly 116.02 feet to an iron pin; thence South 12 degrees 33' east, 21.31 feet to an iron pin; thence along a curve, southeasterly 39.27 feet to an iron pin; thence along a curve, northeasterly 110.55 feet to an iron pin; thence north 49 degrees 01' West, 172.9 feet to the POINT OF BEGINNING, containing .274 acres.

Being the same property conveyed to ROY E. ARNOLD AND SHEILA K. ARNOLD, by deed from JIMMY S. WILLIAMS AND NORMA ELAINE WILLIAMS, HUSBAND AND WIFE, of record in Book 11132, page 983, dated September 28, 1998, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Matters shown on the Plan of record in Plat Book 2900, page 146 and Plat Book 4060, page 49, said Register's Office.

2. Restrictive Covenants of record in Book 2796, page 604, and Book 3186, page 148. Said Register's Office.

Certificate of Authenticity

I, Danielle Dunn, 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 10/04/2023.

Date

Affiant Signature

10/10/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2023.

Notary's Signature

My Commission Expires: 05/05/2025
Date

Notary's Seal (if on paper)

