This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2422-TC

Karen Johnson Davidson County
Batch# 1077116 DEEDWARR
12/01/2023 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $849.15
20231201-0092797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $229,500.00.

Affiant

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Subscribed and sworn to before me, this the 30th day of November, 2023.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ghada Mallak and Shadi Mallak 748 Lake Terrace Drive Nashville, TN 37217	Shadi Mallak 217 Scarlet Ridge Ct Brentwood, TN 37027	150 02 0 164.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, we, **Keano Kalani, a single man and Malia Kalani, a single woman, as tenants in common**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ghada Mallak, an unmarried woman and Shadi Mallak, an unmarried man as tenants in common with rights of survivorship**, 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. 42-A on the Section One - Revised, Zone Lot Division of Lots 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44 & 45, Harbor Gate, as of record in Plat Book 6250, Page 638, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keano Kalani, a single man and Malia Kalani, a single woman, as tenants in common, by Warranty Deed from Gary Bryant, a married man, of record in Instrument No. 20211018-0139878, in the Register's Office of Davidson County, Tennessee, dated October 12, 2021 and recorded on October 18, 2021.

This is improved property located at: **748 Lake Terrace Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 29th day of November, 2023.

GRANTOR:

Keano Kalani

Keano Kalani

Malia Kalani

Malia Kalani

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keano Kalani and Malia Kalani, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of November, 2023.

Andrea Michelle Maddox

Notary Public
My Commission expires: 10-10-2026

ANDREA MICHELLE MADDOX
Notary Public - State of Florida
Commission # HH 320347
My Comm. Expires Oct 10, 2026
Bonded through National Notary Assn.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV 30, 23 (date of document).

Jennifer L. Pennell

NOV. 30, 23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of NOV, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

