Karen Johnson Davidson County
Batch# 1077205 DEEDWARR
12/01/2023 01:23:30 PM 5 pgs
Fees: $28.00 Taxes: $1,324.60
20231201-0092912

Name and Address of New Owner:
John Aboelsaad
4525 Hunters Green Circle
Nashville, TN 37013

Send Tax Bills To:
UNMB Home Loans
3601 Hempstead Turnpike #300
Levittown, NY 11756

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 149 05 0B 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jazmin Nicole Ellis, an unmarried woman, and Jonathan Stewart Bentley, an unmarried man, his/her/its/their heirs, successors and assigns**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Aboelsaad, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat, Hunter's Green, a Planned Unit Development of record in Plat Book 9700, Page 424, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jazmin Nicole Ellis, a unmarried woman and Jonathan Stewart Bentley, an unmarried man, his/her/its/their heirs, successors and assigns by Deed dated July 27, 2020 from Hensley Group, LLC, a Tennessee limited liability company, recorded July 28, 2020, in Instrument Number 20200728-0082935, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company by Warranty deed from Arbunes Collins, a single person of record in Instrument No. 20200327-0033421 Register's Office for Davidson County, Tennessee, dated March 25, 2020 and recorded on March 27, 2020.

This property more commonly known as 4525 Hunters Green Circle, Nashville TN 37013.

This Conveyance Is Made Subject To: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of November, 2023.

_____ (SEAL)
Jazmin Nicole Ellis

_____ (SEAL)
Jonathan Stewart Bentley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2023, before me personally appeared Jazmin Nicole Ellis and Jonathan S. Bentley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2023.

_____
Notary Signature
My commission expires:
10/05/2027

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $358,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jazmin Nicole Ellis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of November, 2023.

Notary Signature
My commission expires: 10/05/2027

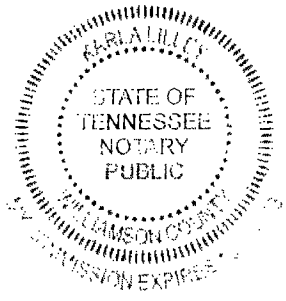


Exhibit "A"
Property Description
2023-4497

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat of Hunter's Green, a Planned Unit Development of record in Plat Book 9700, Page 424, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jazmin Nicole Ellis, a unmarried woman and Jonathan Stewart Bentley, an unmarried man by Warranty deed from Hensley Group LLC, a Tennessee limited liability company of record in Instrument No. 20200728-0082935 Register's Office for Davidson County, Tennessee, dated July 27, 2020 and recorded on July 28, 2020. (Value of consideration shown in aforementioned deed $267,500.00.)

Being the same property conveyed to John Aboelsaad by virtue of a deed from Jazmin Ellis and Jonathan Bentley recorded on _____, 20___ at _____ as Book _____, Page _____, Instrument #_____ in the official records of the Davidson County Recording Office

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 20, 2023.

J. Carlton Drumwright

November 20, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 20, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY