This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21807-MC

Karen Johnson Davidson County
Batch# 1079944 DEEDWARR
12/08/2023 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $222.00
20231208-0094785

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2023.

Notary Public
My Commission Expires: 7/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abdo A. Saleh and Fatin Mufleh Algad 203 Cedarwood Lane Madison, TN 37115	New owner	043 02 0A 203.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jesse A. Easley and Karen Jorgensen, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Abdo A. Saleh and Fatin Mufleh Algad, husband and wife,** hereinafter called the Grantee(s), his/her/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 Unit No. 203, on the Plan of Resubdivision Of A Portion, Phase Two, Cedarwood Courtyard Homes, Buildings N Thru Z (Inclusive), A Planned Unit Development, of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in common areas and limited common areas of Cedarwood Courtyard Homes to which plan reference is here made for a more complete description.

Being the same property conveyed to Jesse A. Easley and Karen Jorgensen, husband and wife, by Warranty Deed from Stanton Fox, married, of record in Instrument No. 20110615-0045873, in the Register's Office of Davidson County, Tennessee, dated June 03, 2011 and recorded on June 15, 2011.

This is ☒ improved or ☐ unimproved property located at: **203 Cedarwood Lane, Madison, TN 37115.**

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 his/her/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 7th day of December, 2023.

GRANTOR:

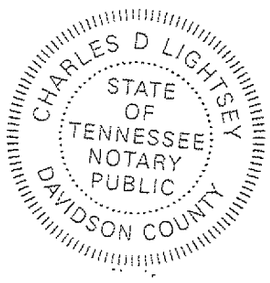
Jesse A. Easley

Karen Jorgensen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jesse A. Easley and Karen Jorgensen,** the within named bargainor(s), 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 7th day of December, 2023.



Notary Public
My Commission expires: 3/3/26

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/07/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/07/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

