THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1081341 DEEDWARR
12/12/2023 03:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231212-0095835

Address New Owners:
Mayyadah Alwiswasee
Trustee of the MHRT Living Trust Dated August 31, 2023
1217 Spruell Dr
Nolensville, TN 37135

Send Tax Bills To:
Mayyadah Alwiswasee
Trustee of the MHRT Living Trust Dated August 31, 2023
1217 Spruell Dr
Nolensville, TN 37135

Map & Parcel Nos. 071-12-0E-036.00-CO

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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Mayyadah Alwiswasee, a married woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Mayyadah Alwiswasee, Trustee of the MHRT Living Trust dated August 31, 2023, hereinafter called the Grantee, her heirs and/or 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 36, Lyric at Cleveland Park, as shown on the Declaration of Covenants, Conditions, and Restrictions for Lyric at Cleveland Park, a Horizontal Property Regime with Private Elements of record in Instrument Number 20190729-0074247, 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 Hussein Alnuaimi and Mayyadah Alwiswasee, husband and wife, by Warranty Deed from Cherokee Development Partners, LP, a Tennessee limited partnership, dated December 11, 2020, recorded December 17, 2020, of record in Instrument No. 20201217-0149410, Register's office for Davidson County, Tennessee.

AND BEING the same property conveyed to Kimberly K. Hollingshead, Trustee, her successor and/or assigns, by Trustee's Quitclaim Deed from Hussein Alnuaimi, for the purposes of removing himself from title to the property, and then further quitclaimed to Mayyadah Alwiswasee, a married woman, for the purposes of carrying out the intent of the conveyance, from Kimberly Hollingshead, Trustee, dated September 22, 2022, recorded September 20, 2022, of record in Instrument No. 20220922-0105193, Register's Office for Davidson County, Tennessee.

No Boundary Survey or Title Examination was made at the time of this conveyance, with the legal description being the same as the previous deeds of record.

Property located at: 1129 Harmony Way, Unit 36, Nashville, TN 37207.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the property.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and/or assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTY AND GRANTOR'S WARRANTY DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTY HAS BEEN INFORMED THAT A TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 19th day of October, 2023.

GRANTOR:

Mayyadah Alwiswasee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Mayyadah Alwiswasee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 19th day of October, 2023.

NOTARY PUBLIC
My Commission Expires: September 28, 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara Thomas, 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 October 19, 2023.

Sara Thomas
Attorney at Law
December 8, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 8th day of Dec, 2023.

NOTARY PUBLIC

My Commission Expires: Mar 6th 2024

CHRISTY A. PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY