

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $338,000.00.

Michelle Kendig
Affiant

Subscribed and sworn to before me, this 4th day of January, 2024.

Notary Public

My commission expires: 10/27/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ahmed Abdelghani	**New owner**	**148-01-0-098.00**
212 Willow Ct		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert Uldrich and wife, Dinah L. Uldrich

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Ahmed Abdelghani, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 15 fronts 43.6 feet on the Northerly Margin of Willow Court and extends back 172.8 feet on the Northwesterly line and 132.8 feet on the Southerly line to a dead-line in the rear measuring 113.3 feet thereon.

Being the same property conveyed to Robert Uldrich and wife, Dinah L. Uldrich by Warranty Deed from James D. Davis and Virginia G. Davis Cole of record in Book 6862, page 26, Register's Office for Davidson County, Tennessee, dated May 16, 1986 and recorded on May 20, 1986.

Karen Johnson Davidson County
Batch# 1088794 DEEDWARR
01/05/2024 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20240105-0001135

This is **improved** property known as **212 Willow Ct, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of January 2024.

Robert Uldrich

Dinah L. Uldrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert Uldrich and Dinah L. Uldrich, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of January 2024.

Notary Public
My Commission Expires: _____

Lenders Title Company File No. 23-001739-525

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 01/04/2024 (date of document).

Michelle W. Kendig
Affiant Signature

01/05/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of January, 2024.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

