WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107364 DEEDWARR
03/04/2024 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240304-0015065

File No. BC-24-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 4911 Tennessee Avenue, Nashville, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Noura Saleh Mahdi	New owner	
(NAME)	(NAME)	
512 Whispering Hills Drive		147-15-0-095
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZEINAB JASSIM, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOURA MAHDI, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, 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. 138 on the Plan of Whispering Hills, Section One, 2nd Revision of Lots 138 and 601, of record in Instrument Number 20000321-0028513, 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 Julie Nicole Herring, unmarried by Warranty Deed from Guy P. Lockwood, Sr. of record in Instrument No. 20041115-0136770 Register's Office for Davidson County, Tennessee, dated November 10, 2004 and recorded on November 15, 2004.

Being the same property conveyed to Saleh M. Al-Akashi, married by Warranty Deed from Julie Nicole Herring, unmarried of record in Instrument No. 20070605-0066861 Register's Office for Davidson County, Tennessee, dated May 30, 2007 and recorded on June 5, 2007.

Final Decree of Divorce between Zeinab Jassim, Plaintiff/Wife, and Saleh Mahdi Al-Akashi, Defendant/Husband, in the Circuit Court for Davidson County, Tennessee, Case No. 23D911 and recorded as Instrument No. 20240207-0008692, in the Register's Office for Davidson County, Tennessee, wherein the Wife is awarded the subject property.

Being the same property conveyed to Zeinab Jassim, unmarried by Quitclaim Deed from Zeinab Jassim, unmarried of record in Instrument No. 20240207-0008693 Register's Office for Davidson County, Tennessee, dated February 1, 2024 and recorded on February 7, 2024.

This is property more commonly known as 512 Whispering Hills Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 4th day of March, 2024.

Zeinab Jassim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2024, before me personally appeared Zeinab Jassim, 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 4th day of March, 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Certificate of Authenticity

I, Ryan Lux, 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 3/4/24.

Date

Affiant Signature

3/4/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of March, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027