This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-2957-KP

Karen Johnson Davidson County
Batch# 1118083 DEEDWARR
04/02/2024 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240402-0023182

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant
Subscribed and sworn to before me, this the 29th day of March, 2024.

Notary Public
My Commission Expires: 8/21/27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Noshy Barsoom and Martha Abdelmalak 505 Owendale Drive Nashville, TN 37013	NexBank 2515 McKinney Avenue, Suite 1700 Dallas, TX 75201	150 01 0 207.00

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, **D'Andrea L. Oglesby, unmarried, and Maxine S. Garner, unmarried, as joint tenants with right of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Martha Abdelmalak and Noshy Barsoom, a married couple**, 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 Lot No. 316, on the Plan of CHERRY HILLS, SECTION II, of record in Plat Book 3700, Page 143, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to D'Andrea L. Oglesby, unmarried and Maxine S. Garner, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from D'Andrea L. Oglesby, of record in Instrument No. 20150504-0040186, in the Register's Office of Davidson County, Tennessee, dated April 23, 2015 and recorded on May 04, 2015.

Being the same property conveyed to D'Andrea L. Oglesby, by Warranty Deed from Robert Leslie and wife, Ann Leslie, of record in Instrument No. 20111222-0099981, in the Register's Office of Davidson County, Tennessee, dated December 16, 2011 and recorded on December 22, 2011.

This is improved property located at: **505 Owendale Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 29th day of March, 2024.

GRANTORS:

D'Andrea L. Oglesby

Maxine S. Garner

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared D'Andrea L. Oglesby and Maxine S. Garner, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/29/24 (date of document).

Affiant Signature

3/29/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29 day of March, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL