Karen Johnson Davidson County
Batch# 1118393 DEEDWARR
04/03/2024 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240403-0023616

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/25

(AFFIX SEAL)

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

JM-EXP-24-663

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mohamed Abdel-Khalik	**NEW OWNER**	
(NAME) 650 E. Old Hickory Blvd.	(NAME) 650 E Old Hickory Blvd.	043 14 0 022.00
(ADDRESS) Madison TN 37115	(ADDRESS) Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIOT B. HOUSER AND KRISTINE HOUSER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHAMED ABDEL-KHALIK, A MARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, Luther & Ruby Youngblood Subdivision, of record in Plat Book 8250, Page 229, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property 1: Being the same property conveyed to Eliot B. Houser and Kristine House, husband and wife, by Warranty Deed from Amanda Dean, as Successor Trustee of the 663 Old Hickory Trust, dated February 8, 2018 and recorded February 12, 2018 in Instrument No. 20180212-0013918, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 8250, Page 229, Register's Office for Davidson County, Tennessee.
- UCC-1 Fixture relating to Billboard lease and Memorandum of Billboard lease recorded at Book 7032 Page 292, and Book 6398, Page 243, SEE AFFIDAVIT of record in Instrument No. 20160722-0075875.
- Join Driveway Easement of record in Book 10015, Page 651, in the Register's Office for Davidson County, Tennessee.
- Easements and Restrictions of record as Instrument Number 20120502-0037539 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **663 Old Hickory Blvd, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 29th ~~DAY OF~~ MARCH, 2024.

Eliot B. Houser

Kristine Houser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIOT B. HOUSER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTINE HOUSER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Tonya Loftin, 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 **March 29, 2024**.

Date

Tonya Loftin
Affiant Signature

April 3, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)