Karen Johnson
Batch # 1118896
04/04/2024 09:08:30 AM
Fees: $13.00 Taxes: $832.50

Davidson County
DEEDWARR
2 pgs

20240404-0023762

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 19156

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37013
TN BPR # 11639
P 615.414.1368 F 615.915.4964
brian@brianpaynelaw.com

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM... ES 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 2 day of April, 2024.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Farid A. Abdullah 604 Hickory Glade Court Antioch, TN 37013	SLOBC Mortgage 9311 San Pedro, #100 San Antonio, TX 78216	162 01 0C 072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENNIS CARLTON RIDDLE, DEAUN WINKELMAN, and GALEN RIDDLE AS DEVISEES OF THE ESTATE OF VEDA JEAN RIDDLE SNELL, DECEASED, JOINED BY DENNIS CARLTON RIDDLE, EXECUTOR OF THE ESTATE OF VEDA JEAN RIDDLE SNELL, DECEASED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **FARID A ABDULLAH also known as Farid Haji Abdullah, AND DIJEEN M ALWAIS, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 72 on the plan of PHASE 2, HICKORY GLADE, of record in Plat Book 6250, Page 889, amended in Plat Book 6900, Page 41, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Veda R. Snell, by Warranty Deed from Nancy Jo Parkhurst, of record in Book 9974, Page 361, Register's Office for Davidson County, Tennessee, dated March 08, 1996 and recorded on March 11, 1996. The said Veda R. Snell died November 10, 2023 [testate], devising subject property to Jewell Ellen Riddle; Dennis Carlton Riddle; Deaun Winkelman and Galen Riddle. See Probate Case 24P-286, Davidson County Circuit Court. Jewell Ellen Riddle has disclaimed her interest of record in subject property.

DeAun Winkelman is one and the same person as Andrea De Aun Winkelman.

This property is improved property known as 604 Hickory Glade Court, Antioch TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and

representatives, to warrant and forever defend the title to said land to 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 hand this 29 day of ~~April~~ March, 2024.

Dennis Carlton Riddle

Dennis Carlton Riddle

DeAun Riddle, by Dennis Carlton Riddle her attorney in fact

DeAun Riddle, by Dennis Carlton Riddle her attorney in fact

Galen Riddle, by Dennis Carlton Riddle his attorney in fact

Galen Riddle, by Dennis Carlton Riddle his attorney in fact

Dennis Carlton Riddle, Executor of the Estate of Veda Jean Riddle Snell

Dennis Carlton Riddle, Executor of the Estate of Veda Jean Riddle Snell

STATE OF Georgia)
COUNTY OF Greene)

Personally appeared before me, a Notary Public of said County and State, **Dennis Carlton Riddle, as Devisee under the Last Will and Testament of Veda Jean Riddle Snell, and Dennis Carlton Riddle, Executor of the Estate of Veda Jean Riddle Snell and as the Attorney in Fact for De Aun Winkelman and Galen Riddle** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and had property authority to so act.

Witness my hand and official seal at Greensboro, Georgia (city, state), this 29 day of ~~April~~ March, 2024.

Notary Public

My Commission Expires: 11-8-2026

KAYLA BATSON NOTARY PUBLIC GREENE COUNTY, GEORGIA MY COMM. EXPIRES 11-8-2026