THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
29513-1C Box #14

Karen Johnson Davidson County
Batch# 1121732 DEEDWARR
04/11/2024 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,246.90
20240411-0025850

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Janet Aboona 615 Old Hickory Blvd. Apt # 483 Nashville, TN 37209	New Owner	090-12-0-B-008-00co

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Akram Matlob Daniel and Lena A. Daniel, husband and wife** (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Janet Aboona, a married woman** (hereinafter referred to as the "**Grantee**"), her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Hodges Estates, as of record in Book 11700, Page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Akram Matlob Daniel and Lena A. Daniel, husband and wife, by Warranty Deed dated May 13, 2021, from Mesopotamia, LLC, a Tennessee limited liability company, of record in Instrument No. 20210514-0065264, Register's Office for Davidson County, Tennessee. The property was further conveyed to Daniel Son Team LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 21, 2021, from Akram Matlob Daniel and Lena A. Daniel, husband and wife, of record in Instrument No. 20211229-0171470, and further conveyed to Akram Daniel, a married man, by Quitclaim Deed dated November 3, 2023, from Daniel Son Team, LLC, a Tennessee limited liability company, of record in Instrument No. 20231108-0087300, said Register's Office.
>
> Lena A. Daniel has joined in execution of this deed to convey her marital interest, if any, in the property.
>
> THIS is improved property known as 804 William Howard Court, Nashville, TN 37209.

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, her heirs and assigns, forever; and 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 set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 9th day of April, 2024.

Akram Matlob Daniel

Lena A. Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Akram Matlob Daniel and Lena A. Daniel, husband and wife, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 9th day of April, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $337,000.00.

Affiant

Subscribed and sworn to before me this 9th day of April, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 090-12-0-B-008-00co. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

3. All Matters as shown on the Plan of record in Plat Book 11700, Page 33, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of Hodges Estates, of record in Plat Book 11701, Page 212, said Register's Office.

5. By-Laws of Hodges Estates Homeowners' Association, Inc. of record in Book 11701, Page 221, said Register's Office.

6. Charter of Hodges Estates Homeowners' Association, Inc. of record in Instrument No. 20010202-0010627, said Register's Office.

7. Conveyance of Open Space to Hodges Estates Homeowners' Association, Inc. of record in Instrument No. 20010322-0027723, said Register's Office.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 APRIL 9, 2024.

Mike Boyd, Esq.
Date: April 11, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this APRIL 11, 2024.

Notary Public
My commission expires: Sept 8th, 2024

