Karen Johnson Davidson County
Batch# 1123646 DEEDWARR
04/16/2024 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,282.05
20240416-0027121

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $346,500.00

Affiant

Subscribed and sworn to before me, this 15 day of April, 2024.

Notary Public
My commission expires: 4-19-26

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Medhat Kenz **Afaf Kenz**		**15005006700**
2950 Anderson Rd		
Nashville, TN 37217		

FOR AND IN 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 ACKNOWLEDGE, WE,

Gail Elizabeth Teem, Successor Trustee of The Margaret Ann Abel Revocable Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Medhat Kenz and Afaf Kenz as joint tenants

HEREINAFTER CALLED THE GRANTEES, 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. 630, Edge-O-Lake Estates, Section 12, of record in Plat Book 3842, Page 236, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Margaret Ann Abel, Trustee of The Margaret Ann Abel Revocable Living Trust, by Quitclaim Deed from Margaret Ann Abel, dated March 23, 2008, of record in Instrument No. 20081013-0102939, in the Register's Office for Davidson County, Tennessee. Margaret Ann Abel died October 9, 2023.

Further being the same property conveyed to John M Abel and wife, Margaret K Abel, by Deed from Capitol Development Company, a Tennessee corporation, dated March 11, 1971, of record in Book 4487, Page 850, in the Register's Office for Davidson County, Tennessee. By Order of the Circuit Court of Davidson County, Tennessee, Case No. 82261, of record in Book 7214, Page 333, the subject property herein described was divested out of John M Abel and fully vested in Margaret Ann Kramer Abel.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2950 Anderson Rd, Nashville, TN 37217.

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 in 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.

Gail Elizabeth Teem Date: 4/12/24
Gail Elizabeth Teem, Successor Trustee of The Margaret Ann Abel Revocable Living Trust

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Gail Elizabeth Teem** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is SUCESSOR TRUSTEE OF The Margaret Ann Abel Revocable Living Trust and that she is authorized by The Margaret Ann Abel Revocable Living Trust to execute this instrument on its behalf.

Witness my hand this 12 day of April , 2024.

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires: 11-17-24

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/12/24 (date of document).

Jennifer Russell
Affiant Signature

4/16/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

