This instrument was prepared by:
Foreman Watson Land Title, LLC
604 Three Spring Road
Bowling Green, KY 42104
BG-24-0986T

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $195,000.00.

Karen Johnson Davidson County
Batch # 1134757 DEEDWARR
05/15/2024 09:51:13 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20240515-0035819

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 7-28-2025

Sworn to and subscribed before me this 14 day of May, 2024.

Affiant

Katie Lee Rice
Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Sabri Abdullah 2021 Nashboro Blvd Nashville TN 37217	NEW OWNER	135-12-0A-011.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason D. Carlyle, Trustee of The Jason D. Carlyle 2000 GST-Exempt Family Trust**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sabri Abdullah, a single person,** hereinafter called the Grantee, his heirs and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:.

Being unit No. 2021 on the Plan of Nashboro Village 12 Condominiums of record in Book 4675, page 121, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being a portion of the same property conveyed to Jason D. Carlyle, as Trustee of the Jason D. Carlyle 2000 GST-Exempt Family Trust by Quitclaim Deed from David Carlyle, as Trustee of the Jennifer Applegate 2000 GST-Exempt Family Trust and Amanda Carlyle, as Trustee of the Amanda R. Carlyle 2000 GST-Exempt Family Trust of record in Instrument No. 20220426-0047529 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 26, 2022.

This is improved property known as **2021 Nashboro Blvd, Nashville, TN 37217.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor X Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 13th day of May, 2024.

The Jason D. Carlyle 2000 GST-Exempt Family Trust

BY: Jason D. Carlyle

Jason D. Carlyle, Trustee

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Broward

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Jason D. Carlyle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be current Trustee of the The Jason D. Carlyle 2000 GST-Exempt Family Trust, and that [*s*]he as such Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 13th day of May 2024.

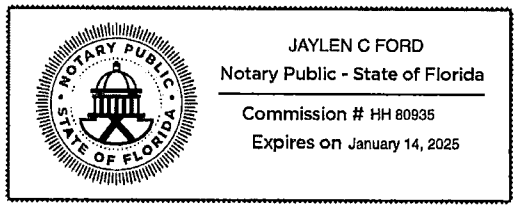
Jaylen C. Ford

Notary Public Jaylen C Ford

My Commission Expires: 01/14/2025

Notarized remotely online using communication technology via Proof.

Type of identification produced: TN driver's license



DECLARATION OF AUTHENTICITY OF PRINTED/TANGIBLE COPY OF ELECTRONIC RECORD

State/Commonwealth of Tennessee)
)
County of Davidson)

I, a commissioned Notary Public, declare as follows:

The attached document, Deed (insert document title), dated May 14, 2024 and containing 2 pages, is a true and correct copy of an electronic record printed by me or under my supervision. At the time of printing, no security features present on the electronic record indicated any changes or errors in an electronic signature or other information in the electronic record after the electronic record's creation or execution.

This declaration is made under penalty or perjury.

Signed this 14 day of May, 2024.

Signature: Katie Lee Rice

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 7-28-2025

Name of Notary Public: Katie Lee Rice

Notary Commission Number: _____

My Commission Expires: 7-28-2025

Notarized online using audio-video communication.

(Seal)