Karen Johnson Davidson County
Batch# 1137541 DEEDWARR
05/21/2024 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $999.00
20240521-0037740

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHAMPERY RENTAL REO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMGAD ABDELMALAK***, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

* an unmarried man

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING ALL OF UNIT NO 3703, ON THE PLAN OF SECTION FOUR, OLD HICKORY COMMONS, A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20170815-0083582, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CHAMPERY RENTAL REO, LLC, BY QUITCLAIM DEED FROM HOLLYVALE RENTAL HOLDINGS, LLC, DATED MAY 5, 2022, OF RECORD IN INSTRUMENT NO 20220523-0059285, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FOR REFERENCE PURPOSES ONLY: THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1715 SPRUCEDALE DR, Antioch, TN 37013, AND IS DESIGNATED AS MAP AND PARCEL NO. 175 02 0E 039.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 13th day of May, 2024.

CHAMPERY RENTAL REO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY WEDGEWOOD, LLC, A DELAWARA LIMITED LIABILITY COMPANY
ITS MANAGER

_____
BY: Jamie Bedner
ITS: AUTHORIZED AGENT

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent (or other officer authorized to execute the instrument) of WEDGEWOOD, LLC, MANAGER OF CHAMPERY RENTAL REO, LLC, the within named bargainor, a California Limited Liability Company, and that such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing his name as authorized agent for WEDGEWOOD, LLC, MANAGER OF CHAMPERY RENTAL REO, LLC.

DONE at offices in _____(City),_____ (State), on this the ____ day of _____, 20__.

_____
Notary Public
My Commission Expires: _____

"SEE ATTACHED"

ACKNOWLEDGMENT

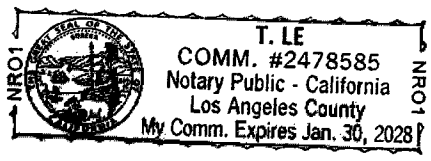
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

On May 13, 2024 before me, T. Le a Notary Public, personally appeared Jamie Bedner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____ (Seal)

My Commission Expires: January 30, 2028

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 270,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2024.

NOTARY PUBLIC
My commission expires 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s) as follows:
AMGAD ABDELMALAK
1715 Sprucedale Dr
Antioch, TN 37013

Send Tax Bills To:
Same as above

Map and Parcel No(s).:
175 02 O E 039.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 17, 2024.

J. Carlton Drumwright

May 17, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 17, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY