THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$254,475.00**. **Affiant** Subscribed and sworn to before me, this **20th day of May, 2024**. **Notary Public** **My commission expires:** 11-21-26

Karen Johnson Davidson County
Batch# 1141042 DEEDWARR
05/30/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $941.56
20240530-0040289

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hany Attaallah **2160 Mullen Circle** **Nashville, TN 37217**	Hany Attaallah 4704 Stoney Pointe Antioch, TN 37013	**149-01-0A-022-00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Margaret Brandon, Heir of the Estate of Katherine Cheesman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Hany Attaallah**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Phase II, Mullen Valley of record in Plat Book 6250, Page 477, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katherine Cheeseman by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20110610-0044654 Register's Office for Davidson County, Tennessee, dated June 03, 2011 and recorded on June 10, 2011.

Katherine Cheeseman, having died intestate on September 29, 2013, her interest in said property vesting in her heir at law: Margaret C. Brandon, as shown in probate of record in Case No. 13P-1697, Seventh Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **2160 Mullen Circle, 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.

Witness my/our hand(s) this **20th day of May, 2024.**

Estate of Katherine Cheesman

By: Margaret Brandon, Heir
Margaret Brandon, Heir

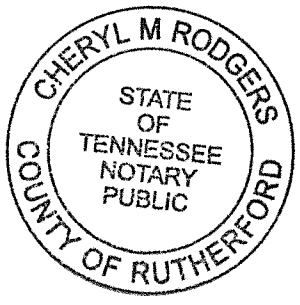
STATE OF TENNESSEE
COUNTY OF SUMNER

On this 20th day of May, 2024, before me personally appeared Margaret Brandon, Heir of Estate of Katherine Cheesman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2024.

Cheryl M Rodgers
Notary Signature
My commission expires:

11-21-2027



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 20, 2024.

J. Carlton Drumwright

May 20, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 20, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY