This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $460,000.00.

Affiant

Subscribed and sworn before me this the 30th day of May, 2024.

Notary Public
My commission expires: 9-2-26

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1141215 DEEDWARR
05/31/2024 12:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20240531-0040524

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mahmoud Kassas 145 Stonecrest Dr. Nashville, TN 37209	New Owner	114-12-0A 023.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID R. THEOBALD, JR. AND LINDA I. THEOBALD, TRUSTEES OF THE THEOBALD FAMILY REVOCABLE TRUST U/A/D FEBRUARY 22, 2007,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MAHMOUD KASSAS AND WIFE, CAROL KASSAS,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Stoneridge Townhomes, Phase I, as shown on plat of record in Exhibit "E" of record in Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David R. Theobald, Jr., and Linda I. Theobald, Trustees of the Theobald Family Revocable Trust u/a/d February 22, 2007, by deed dated 01/30/2019, from Crystal Lloyd, Trustee of the testamentary trust known as The Cameo Sanders Trust A, and Crystal Lloyd Trustee of the testamentary trust known as The Cameo Sanders Trust B, both of which were created under the Last Will and Testament of Cameo Sanders, dated July 11, 2014; and Crystal Lloyd, Executrix of the Estate of Cameo Laureal Sanders Jenkins, a/k/a Cameo Sanders, of record in Instrument No. 20190207-0011705, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 145 Stonecrest Dr., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of May, 2024.

Theobald Family Revocable Trust u/a/d February 22, 2007

David R. Theobald, Jr., Trustee

STATE OF Washington
COUNTY OF Clark

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David R. Theobald, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Trustee of the within named bargainor, a Theobald Family Revocable Trust u/a/d February 22, 2007, and that he/she, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Theobald Family Revocable Trust u/a/d February 22, 2007 by the said David R. Theobald, Jr., as such Trustee.

Witness my hand and official seal this 29 day of May, 2024.

Notary Public

My Commission Expires:
October 6, 2025

MICHELLE STANFIELD
Notary Public
State of Washington
Commission # 21028426
My Comm. Expires Oct 6, 2025

Witness my hand this the 30th day of May, 2024.

Theobald Family Revocable Trust u/a/d February 22, 2007

Linda I. Theobald, Trustee

STATE OF Hawaii
COUNTY OF Kauai

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Linda I. Theobald, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Trustee of the within named bargainor, a Theobald Family Revocable Trust u/a/d February 22, 2007, and that he/she, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Theobald Family Revocable Trust u/a/d February 22, 2007 by the said Linda I. Theobald, as such Trustee.

Witness my hand and official seal this 29 day of May, 2024.

My Commission Expires: AUG - 7 2025

Notary Public OFELIA G SERRANO

OFELIA G. SERRANO NOTARY PUBLIC Comm. No. 97-398 STATE OF HAWAII

Doc. Description: Warranty Deed
Doc. Date 5/29/2024 #of Pages 2
5th Circuit
Ofelia G Serrano/ Notary Public
My Commission Expires: AUG - 7 2025

OFELIA G. SERRANO NOTARY PUBLIC Comm. No. 97-398 STATE OF HAWAII

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-29-24.

Affiant Signature

5-31-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY