Karen Johnson Davidson County
Batch# 1147619 DEEDWARR
06/14/2024 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240614-0044800

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Kap Khan Cin and Cing Suan Niang 5225 Catspaw Dr. Nashville, TN 37013	Kap Khan Cin and Cing Suan Niang 5225 Catspaw Dr. Nashville, TN 37013	183 05 0A 162.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Hesham F. Elqadi, and Lorianne Elqadi** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kap Khan Cin, and Cing Suan Niang**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 5225 Catspaw Drive, Nashville, TN 37013 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of REVISION ONE, OCTOBER WOODS, PHASE TWO, SECTION FIVE, of record in Plat Book 7900, Page 909, and amended in Book 9700, Page 439, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Hesham F. Elqadi and wife, Lorianne Elqadi, by Warranty Deed from Salah Ayesh, unmarried, by and through Nabil Dweik, his Attoney In Fact, of record in Instrument No. 20050718-0083213, in the Register's Office of Davidson County, Tennessee, dated July 13, 2005, and recorded on July 18, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 14th day of May, 2024.

24NT00450

Hesham F. Elqadi by Hannan Elqadi, his Attorney-In-Fact

Lorianne Elqadi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2024, before me personally appeared Hesham F. Elqadi by Hannan Elqadi, his Attorney-In-Fact and Lorianne Elqadi, 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 14th day of May, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this ___ day of _____, 20___.

Notary Public
My commission expires: 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Summer Bartm 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 5/14/24 (date of document).

Summer Bartm
Affiant Signature

6/14/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of June, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON