THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38281-07-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2024. Notary Public My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1164303 DEEDWARR
07/30/2024 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $462.50
20240730-0057654

WARRANTY DEED

Address New Owner: Atef Awad & Mariam Khilil Ibrahim Ibrahim & Sawasan Henin 617 Foster Lane Mt. Juliet, TN 37122	**Send Tax Bills To:** New Owners 617 Foster Lane Mt. Juliet, TN 37122	**Tax Information:** Map and Parcel No.: 09316043400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marcia Foncree, unmarried, Lisa Cooper, unmarried, and Celia Ennis, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Atef Awad and Mariam Khalil, husband and wife, and Ibrahim Ibrahim and Sawasan Henin, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 41 Fairfield Avenue, Nashville, TN 37210.

This property has not served as the marital residence of the married Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2024.

Marcia Foncree by Gerald G. Patterson, Atty-In-Fact
Marcia Foncree by Gerald G. Patterson, her attorney-in fact

Lisa Cooper by Gerald G. Patterson, Atty-In-Fact
Lisa Cooper by Gerald G. Patterson, her attorney-in fact

Celia Ennis by Gerald G. Patterson, Atty-In-Fact
Celia Ennis by Gerald G. Patterson, her attorney-in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Marcia Foncree, and he is authorized by Marcia Foncree to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of July, 2024

Notary Public
My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lisa Cooper, and he is authorized by Lisa Cooper to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of July, 2024

Notary Public
My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Celia Ennis, and he is authorized by Celia Ennis to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of July, 2024

Notary Public
My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly part of Lot No. 1 of Block "F" on the Plan of the Hermitage Addition to Nashville, as of record in Book 57, page 43, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the northeast corner of Fairfied Avenue and the First Alley south of Robertson Street, being the southwest corner of said Lot No. 1; thence with the easterly margin of said Avenue northerly 27 1/2 feet; thence easterly between parallel lines and with the northerly margin of said alley 84.5 feet to the west line of Lot No. 2.

Being the same property conveyed to T.C. JONES and J.D. BURNETT by deed dated July 6, 1978 from Marget H. Hunter and Mildred H. Maloy of record in Book 5308, Page 906, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to J. D. BURNETT, by Quitclaim Deed from T.C. Jones of record in Book 5784, Page 982, in the Register's Office for Davidson County, Tennessee, dated August 18, 1981, and recorded on August 20, 1981. The said JAMES DEWEY BURNETT, being one and the same as J.D. BURNETT died on October 19, 2006.

BEING the same property conveyed to JO ANN EARLY, by Quit Claim Deed from JO ANN EARLY, EXECUTRIX FOR THE ESTATE OF JAMES DEWEY BURNETT, Probate Court for Davidson County, Tennessee, Docket No. 06P-1718, and of record in Instrument No. 20101109-0089840, in the Register's Office for Davidson County, Tennessee.

SAID JO ANN EARLY having died intestate on January 4, 2018, leaving her husband, GRANVILLE EARLY; children - LISA COOPER, MARCIA FONCREE and CELIA ENNIS; son-in-law, FOY GILLILAND; granddaughter, GRACE GILLILAND and Grandson, SETH GILLILAND, as her heirs-at-law, as evidenced by Affidavit of Heirships or record in Instrument Nos. 20230113-0003072 and 20230113-0003073, at the Register's Office for Davidson County, Tennessee.

SAID GRANVILLE EARLY having since died intestate on February 13, 2019, leaving his children - LISA COOPER, MARCIA FONCREE and CELIA ENNIS; son-in-law, FOY GILLILAND; granddaughter, GRACE GILLILAND and Grandson, SETH GILLILAND, as his heirs-at-law, as evidenced by Affidavit of Heirships of record in Instrument No. 20230113-0003074 and 20230113-0003075, at the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to MARCIA FONCREE, LISA COOPER and CELINA ENNIS, by Quit Claim Deed from FOY GILLILAND, SETH GILLILAND and GRACE GILLILAND, HEIRS/NEXT OF KIN OF JO ANN EARLY, of record in Instrument No. 20230210-0009861, in the Register's Office for Davidson County, Tennessee, dated January 26, 2023, and recorded on February 10, 2023.

See also Affidavit of Heirships of record in Instrument No. 20230714-0054124, Instrument No. 20230714-0054125, Instrument No. 20230714-0054126, Instrument No. 20230714-0054127, Instrument No. 20230714-0054128 and Instrument No. 20230714-0054129, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 57, Page 43, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 29, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

July 29, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

