WARRANTY DEED

Karen Johnson Davidson County
Batch# 1168510 DEEDWARR
08/13/2024 11:41:30 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20240813-0061193

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/13/2028
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF August, 2024

Notary Public

MY COMMISSION EXPIRES: 2/13/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kamuran M. Omar and Scala B. Omar	Same as new owner	
(NAME) PO Box 88	(NAME)	172 15 0 008.00
(ADDRESS) White House, TN 37188	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WYNONA D. DUNN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KAMURAN M. OMAR AND SCALA B. OMAR,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 6 on the Plan of RESUBDIVISION OF LOT 21, SECTION TWO-A AND REVISION TO LOT 1, SECTION FOUR HOLT HILLS of record in Plat Book 9700, Page 541, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wynona D. Dunn, Unmarried, by Warranty Deed from RBP, LLC, a Tennessee Limited Liability Company and Superior Custom Framing, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220330-0037126, in the Register's Office of Davidson County, Tennessee, dated February 14, 2022 and recorded on March 30, 2022. Deed of Correction record in Instrument No. 20240726-0056690, in the Resister's Office of Davidson County, Tennessee, dated July 24, 2024 and recorded on July 26, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as 123 Holt Hills Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 hand this 5th day of August, 2024

WYNONA D. DUNN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wynona D. Dunn, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

I Lisa Allard, 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 August 8, 2024.

Lisa Allard, Affiant — August 8, 2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this August 8, 2024.

Jim R. Vanderpool, Notary — MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY