Karen Johnson Davidson County
Batch# 1183334 DEEDWARR
09/18/2024 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20240918-0072392

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

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 29th day of August, 2024.

Notary Public
My commission expires: 3·20·28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Omar Djabi	Cadence Bank	082-02-0A 002.00
84 Evanston Ave	2778 West Jackson Street Building C, 2nd Floor	
Nashville, TN 37207	Tupelo, MS 38801	

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, KEMPER P. MAXWELL AND STEPHANIE MAXWELL, HUSBAND AND WIFE, A 65% UNDIVIDED INTEREST AND PARKER R. BROWN, UNMARRIED, A 35% UNDIVIDED INTEREST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to OMAR DJABI, Single man, 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 Unit B. of Vue Townhomes, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170510-0046509 and amended in Instrument No. 20180413-0034994, Register's Office for said County, and being shown on plan attached thereto as Exhibit "B", to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kemper P. Maxwell and Stephanie Maxwell, husband and wife, a 65% undivided interest and Parker R. Brown, unmarried, a 35% undivided interest, by deed dated 06/08/2018, from Urban South Group, LLC, of record in Instrument No. 20180622-0060448, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 84 Evanston Ave, Nashville, TN 37207.

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 29th day of August, 2024.

Kemper P. Maxwell

Stephanie Maxwell

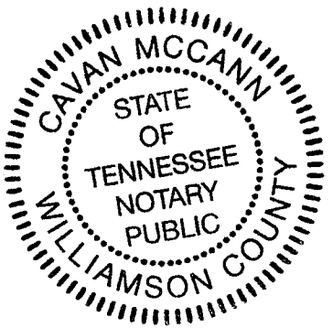
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kemper P. Maxwell and Stephanie Maxwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9/21/26

Notary Public



Witness my hand this the 23rd day of August, 2024.

Parker R. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Parker R. Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2024.

My commission expires: 9-726

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 8/29/24.

Affiant Signature

8/30/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY