Karen Johnson Davidson County
Batch# 1185096 DEEDWARR
09/23/2024 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240923-0073655

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 $410,000.00.

Affiant

Subscribed and sworn before me this the 20th day of September, 2024.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sabri Abdullah 824 Cold Creek Trail Nashville, TN 37211	New Owner	172-12-0A 024.00

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, MICHAEL HALPRIN, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SABRI ABDULLAH, 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. 35 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, Page 6, as amended in Book 7900, Pages 110-112, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Halprin, unmarried, by deed dated 08/05/2016, from Leah Potts, Successor Trustee of the Fondaw Trust dated March 15, 2001, of record in Instrument No. 20160808-0082004, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 824 Cold Creek Trail, Nashville, TN 37211.

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 20th day of September, 2024.

Michael Halprin

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Halprin, 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 20th day of September, 2024.

My commission expires: 29 Nov 2025

MARIE A ESOLEN
Notary Public-State of Florida
Commission # HH 469500
My Commission Expires
November 29, 2025

Notary Public Marie A. Esolen

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 9/20/24.

Affiant Signature

9/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY