When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File #1-23441-RR

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00

✓

Affiant

Subscribed and sworn to before me, this 29 day of October, 2024.

Deborah Bissell

Notary Public
My commission expires:
3-2-27

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

Karen Johnson Davidson County
Batch# 1198921 DEEDWARR
10/30/2024 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20241030-0083844

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wael Al Salamat **Manal Abu Salem**	**Pinnacle Bank**	**161100A07300CO**
5381 Village Way	**150 3rd Ave S., Ste 1000**	
Nashville, TN 37211	**Nashville, TN 37201**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Andrew Loosle, a single person and Avery Stockwell, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wael Al Salamat and Manal Abu Salem, husband and wife

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 No. 92, Plan of Villages of Brentwood, Phase One, of record in Book 5200, Page 613, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Andrew Loosle, a single person, and Avery Stockwell, a single person, by Warranty Deed from Brian A Walker, married, dated February 25, 2019, of record in Instrument No. 20190227-0017841, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

This is improved (X) unimproved (_____) property known as 5381 Village Way, 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 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 in 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.

Andrew Loosle Date: 10/29/24

Avery Stockwell Date: 10/29/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Andrew Loosle, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Avery Stockwell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/29/2024 **(date of document).**

Affiant Signature

Date: 10/29/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th **day of** October, 2024.

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY