**WARRANTY DEED**

Karen Johnson
Batch # 1202741
11/07/2024 02:15:10 PM
Fees: $13.00 Taxes: $2,730.63

Davidson County
DEEDWARR
2 pgs

20241107-0086965

File No. AD-24-7902

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $738,008.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Essam Ali and Adar Haji | NEUREZ LLC | |
| (NAME) | (NAME) | |
| 7012 Stone Run Drive | 601 OFFICE CENTER DR. #100 | 180-03-0A-130.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | FORT WASHINGTON, PA 19054 | |
| (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, I/we, **Dale E. Monjar and wife, Pamela D. Monjar**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Essam Ali and Adar Haji**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

HUSBAND and WIFE

**Land in Davidson County, Tennessee, Being Lot No. 87 on the Plan of Stone Creek Park, Section 4, a Planned Unit Development, of record in Plat Book 9700, Page 266, and amended in Instrument No. 20010619-0064557, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Being the same property conveyed to Dale E. Monjar and Wife, Pamela D. Monjar by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20040813-0098183 Register's Office for Davidson County, Tennessee, dated August 11, 2004 and recorded on August 13, 2004, as Re-record in Instrument No. 20040928-0116595.**

**This is property more commonly known as 7012 Stone Run Drive, Nashville, TN 37211.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 1st day of November, 2024.

Dale E. Monjar

Pamela D. Monjar by Dale E. Monjar

Pamela D. Monjar by Dale E.
Monjar, Attorney-In-Fact

ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of November, 2024, before me personally appeared Dale E. Monjar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2024.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Dale E. Monjar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Pamela D. Monjar, and that this instrument was executed on behalf of the said Pamela D. Monjar for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument 20241107-0086964, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 1st day of November, 2024.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BHH-24-2012