This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1207359 DEEDWARR
11/21/2024 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20241121-0090740

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $365,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14th Day of November, 2024.

Notary Public
My Commission expires 11 / 21 / 26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Jacoub Hanna and Febey Hanna
1012 Lakewalk Dr.
Nashville, TN 37013
SEND TAX BILLS TO:
Jacoub Hanna and Febey Hanna
1012 Lakewalk Dr
Nashville, TN 37013

MAP AND PARCEL NUMBER: 164080B03900CO

WARRANTY DEED
24NT01111

Effective the 14th Day of NOV, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Amanda Conrad-Hasher, a single woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jacoub Hanna and Febey Hanna, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 100, Final Plat, Section One, Lakewalk Subdivision, as shown by Plat appearing of record in Instrument Number 20050128-0010429, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.

Being the same property as conveyed to Amanda Conrad-Hasher by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association dated 11/30/2012 recorded 12/05/2012 in Document Number 20121205-0112056, Register's Office for David County, Tennessee.

This is an improved property commonly known as: 1012 Lakewalk Dr, Nashville, TN 37013-2409

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13 day of November 2024

Amanda Conrad Hasher
Amanda Conrad-Hasher

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Amanda Conrad-Hasher**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 14, 2024.

J. Carlton Drumwright

November 14, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 14, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY