THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241149361**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $419,900.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2024. Notary Public My Commission Expires: 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1215896 DEEDWARR
12/13/2024 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20241213-0096796

WARRANTY DEED

24NT01337

Address New Owner:	Send Tax Bills To:	Tax Information:
Ibrahim Hanna and Rasha Samir	Ibrahim Hanna	Tax Parcel ID No.
3500 Shakertown Rd	3505 Shakertown Rd.	150-03-0-349.00
Antioch TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry F. Debolt and Karen S. Debolt, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ibrahim Hanna and Rasha Samir, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

land in Davidson County, Tennessee, being Lot No. 459, Section Nine The Country, of record in Book 6900, page(s) 285 and 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 459 fronts 85.56 feet on the Northerly side of Shakertown Road and fronts on a broken line a total of 92.85 feet on the Easterly side of Ravenna Court North; said frontages being joined by a curve which measures 39.27 feet; and runs back on the Easterly lot line 90.10 feet and 117.10 feet on the Northerly lot line to a point of intersection.

Being the same property conveyed to Larry F. Debolt and wife, Karen S. Debolt by Warranty Deed from Phillips Builders, Inc of record in Book 7994, page 328, Register's Office for Davidson County, Tennessee, dated November 22, 1989 and recorded on November 29, 1989.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 285 and 286, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7402, Page 977 and Book 7404, Page 292, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Deed to Metropolitan Nashville and Davidson County in Book 8377, Page 799, and Book 8377, Page 803, said Register's Office.

This is improved property located at 3500 Shakertown Rd Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 12th day of December, 2024.

Larry F. Debolt

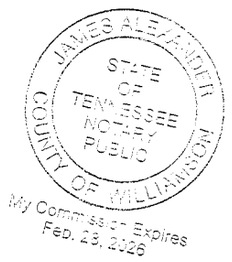
Karen S. Debolt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry F. Debolt and Karen S. Debolt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2024.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12-12-24 (date of document).

Affiant Signature

12-12-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th of December, 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26