When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File # 1-23701-RR

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $372,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of January, 2025.

NOTARY PUBLIC

My commission expires: 9-21-26

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mena Bishai and Nermeen Kamel	US Bank Home Mortgage	075-09-0-055.00
(NAME)	(NAME)	
6085 Lookaway Circle	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Owensboro, KY, 42301	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **William D. Stalker, III and Kerrie E. Stalker, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mena Bishai and Nermeen Kamel, husband and wife,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 561, as shown on the map entitled Section Five, Hermitage Hills, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM D. STALKER III AND KERRIE E. STALKER, HUSBAND AND WIFE, by deed from LUZ NEREIDA DIAZ, AN UNMARRIED WOMAN, of record as Instrument No. 20241004-0077074, dated September 30, 2024, as corrected 202501130002136 said Register's Office.

This property is __unimproved _X_improved property known as: 3921 Plantation Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 9th day of January, 2025.

Karen Johnson Davidson County
Batch# 1225462 DEEDWARR
01/13/2025 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,377.88
20250113-0002137

Witness our hands this 9th day of January, 2025.

William D. Stalker, III

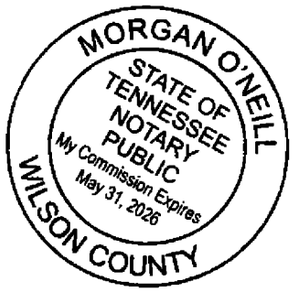
Kerrie E. Stalker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William D. Stalker, III and Kerrie E. Stalker, the herein bargainor, 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 and official seal, this the 9th day of January, 2025.

Notary Public
My Commission Expires:



- **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** January 9th 2025 **(date of document).**

Affiant Signature

Date: January 9th 2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th **day of** January, 2025

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY