WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232861 DEEDWARR
02/03/2025 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $843.60
20250203-0007826

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$228,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHERINE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHERBURNE MY COMM. EXPIRES 03/20/2027

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Zedan Kallo	SEND TAX BILLS TO: Zedan Kallo	MAP-PARCEL NUMBERS
(NAME) 8231 Lenox Creekside-C12	(NAME) 8231 Lenox Creekside-C12	181-02-0A-068.00-CO
(ADDRESS) Antioch TN 37013	(ADDRESS) Antioch, TN 37013	
(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, **Roger H. Gaines, III, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zedan Kallo, a single man, as Sole Ownership,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Unit No. C-12, as set forth in the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee; said Unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Rogers H. Gaines III, unmarried by Warranty Deed from Jo Anne Frailley, unmarried of record in Instrument No. 20171204-0123492 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 04, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 8231 Lenox Creekside Dr. Unit C12 Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 30th day of January, 2025.

Roger H. Gaines, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Roger H. Gaines, III** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of January, 2025.

Notary Public

My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

January 30, 2025.

Date

Affiant Signature

February 3, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **3** day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON