WARRANTY DEED

Karen Johnson Davidson County
Batch# 1233242 DEEDWARR
02/04/2025 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20250204-0008339

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Affiant

JASON C. NGUYEN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mohamed Abdel Khalik	Mohamed Abdel Khalik	Parcel ID: 043 14 0 060.00
(NAME)	(NAME)	
650 E. Old Hickory	650 E. Old Hickory	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David W. Pruitt, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mohamed Abdel Khalik, a married man**, hereinafter called the Grantees, 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 Lot No. 3 of the Clarence S. Keller's unrecorded Map showing the resubdivision of Lot No. 1 on unrecorded plan of Bernice Dickerson's Subdivision, and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, on September 6, 1951, as follows:

Beginning at a point in the South margin of Old Hickory Boulevard, at the corner of Lots Nos. 3 and 4, said point being 78.5 feet West of the westerly margin of Lanier Drive; thence with the line between said lots, South 12 deg. 30' West 115.5 feet to the north margin of an alley; thence with the margin of said alley, North 84 deg. West 42.5 feet to the corner of Lot No. 2; thence with the line between Lots 2 and 3, North 12 deg. 46' East 120.8 feet to the South margin of Old Hickory Boulevard; thence with the margin of the same, South 77 deg. 51' East 42 feet to the point of beginning.

Being the same property conveyed to David W. Pruitt from Wade H. Adcox by Warranty Deed dated October 5, 1984 and recorded on October 9, 1984 in Book 6399, Page 53, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 656 E. Old Hickory Blvd., Madison, TN 37115

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 our hands this 3rd day of February, 2025.

David W. Pruitt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State David W. Pruitt, a married man, the within named bargainor, 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.

Witness my hand and official seal, this the 3rd day of February, 2025.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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

February 3, 2025.

Date

Affiant Signature

February 4, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of February, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON