THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250149692**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 7th day of February, 2025. Notary Public My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Ahmad Rabi 7715F Sawyer Brown Rd Nashville TN 37221	Send Tax Bills To: Bank of America 4500 Amon Carter Blvd. Fort Worth, TX 76155	Tax Information: Tax Parcel ID No. 128 00 0 203.00

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, **Donald S. Elias III, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ahmad Rabi, an unmarried man,** ("Grantees"), his 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. 2 on the Plan of POMA SUBDIVISION, of record in Instrument No. 20200630-0070589, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donald S. Elias, III, Unmarried, by Warranty Deed from Joshua R. McCready and Lena McCready, Husband and Wife, of record in Instrument No. 20240401-0022273, in the Register's Office of Davidson County, Tennessee, dated March 29, 2024 and recorded on April 01, 2024.

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 and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POMA SUBDIVISION, as recorded in Instrument No. 20200630-0070589.

Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 4528, Page 468.

Agreement for Installation of Grinder Pump - Pressure Sewer System as set forth in instrument recorded in Instrument No. 20180105-0001716.

Attention is directed to the fact that one or more of the boundary lines of the subject property may abut a limited access roadway with rights of access limited to those points designated by the applicable governmental authority.

This is improved property located at 7715F Sawyer Brown Rd Nashville TN 37221

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.

Karen Johnson Davidson County
Batch# 1235628 DEEDWARR
02/10/2025 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250210-0009684

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, Grantor has executed this instrument on this 7th day of February, 2025.

Donald S. Elias III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 7th day of February, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 2/7/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/7/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of February, 2025.

Bia Davis

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

