Karen Johnson Davidson County
Batch# 1244653 DEEDWARR
03/10/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250310-0017845

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Michelle Kendig
Affiant

Subscribed and sworn to before me, this 7th day of March, 2025.

Patricia L Hurtt
Notary Public

My commission expires: 3/15/25

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Hamzah Alghzawi** | NEW OWNER | **141-05-0A-125.00-CO** |
| **905 Fairdale Ct** | | |
| **Nashville, TN 37221** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Derrick Davis as Trustee for Willliam S. Dinker 2012 Trust for John Walsh Dinker and Derrick Davis as Trustee for William S. Dinker 2012 Trust for Edward McCullough Dinker**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Hamzah Alghzawi and Fatima Ghanem, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Avondale Park, Phase 2, Section 2B of record in Plat at Instrument No. 20161103-0116517, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Frank Ross Brazil, trustee of the William S. Dinker 2012 Trust for William S. Dinker, III dated December 21, 2012 by Warranty Deed from Jake W. Garris and Christian A. Garris, husband and wife of record in Instrument No. 20220303-0023982 Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on March 03, 2022.
Being the same property conveyed to Derrick Davis, and his successors in trust, as Trustee of the William S. Dinker 2012 Trust for John Walsh Dinker dated December 21, 2012 as to an undivided fifty percent (50%) interest and Derrick Davis, and his successors in trust, as Trustee of the William S. Dinker 2012 Trust for Edward McCullough Dinker dated December 21, 2012, as to an undivided fifry percent (50%) interest by Quitclaim Deed from Derrick Davis, Trustee of the William S. Dinker 2012 Trust for William S. Dinker, III, dated December 21, 2012 of record in Instrument No. 20241227-0100531 Register's Office for Davidson County, Tennessee, dated December 20, 2024 and recorded on December 27, 2024.

This is improved property known as **905 Fairdale Ct, Nashville, TN 37221.**

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TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of March, 2025.

William S. Dinker 2012 Trust
for John Walsh Dinker

Derrick Davis - Trustee

William S. Dinker 2012 Trust
for Edward McCullough Dinker

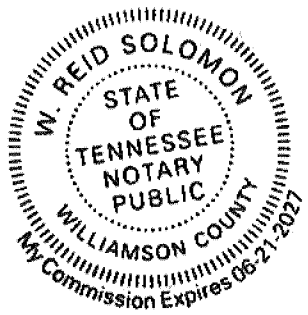
Derrick Davis - Trustee

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Derrick Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Trustee for Willliam S. Dinker 2012 Trust for John Walsh Dinker, and William S. Dinker 2012 Trust for Edward McCullough Dinker and executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 7th day of March, 2025.

Notary Public
My Commission Expires: _____




Lenders Title Company File No. 25-002065-524

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**Tennessee Certification of Electronic Document**

I, Michelle W. Kendig, 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 3|7|25 (date of document).

Michelle W Kendig
Affiant Signature

3|10|25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10TH day of March, 2025

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

