SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1253236
03/28/2025 08 19 30 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDWARRSP
2 pgs

20250328-0023200

STATE OF Missouri
COUNTY OF St. Charles

WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS **EXEMPT**, as pursuant to TCA §67-4-409(a)(3)(F)

Atef Khalil
ATEF KHALIL, AFFIANT & TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

ERIN YEARGIN
Comm Exp 02/13/27
NOTARY PUBLIC NOTARY SEAL #19079236
St. Charles County
STATE OF MISSOURI

INSTRUMENT PREPARED BY and after recording RETURN TO:
J. Edward Nanney, Attorney at Law
4Sight Legal Services, PLLC
620 Lindsay Street, Suite 220
Chattanooga, TN 37403

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	TAX MAP/PARCEL ID NUMBERS
ATEF KHALIL and NAWAL SEDHOM, Trustees, or their successors in trust, under the ATEF KHALIL AND NAWAL SEDHOM LIVING TRUST, dated January 22, 2025.	**ATEF KHALIL and NAWAL SEDHOM, Trustees 816 McCauley Way St. Charles, MO 63303**	**135 06 0A 042.00**

KNOW ALL MEN BY THESE PRESENTS that, **NAWAL S. SEDHOM and ATEF A. KHALIL,** married to each other, in consideration of the sum of One ($1 00) Dollar, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and does herby convey, remise, release and forward have this day bargained and sold, and by these presents do hereby transfer and convey unto **ATEF KHALIL and NAWAL SEDHOM, or their successors in trust, under the ATEF KHALIL AND NAWAL SEDHOM LIVING TRUST, dated January 22, 2025, and any amendments thereto,** ("Grantee"), all of Grantors' right, title and interest in and to the following described real estate, together with all improvements located thereon, to-wit

Land in Davidson County, Tennessee Being Lot No 42 on the Plan of Resubdivision of Lot 1 Forge Ridge of record in Plat Book 9700, pages 295 and 296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to US Bank National Association, as Trustee for the Structured Asset Securities Corporation, Series 2006-OW1 in Trustee's Deed as instrument number 20081103-0108965

Commonly known as 2124 Forge Ridge Circle, Nashville, TN 37217.

For prior title of reference see Book 20090220, page 0014808, in the Register's Office for Davidson County, Tennessee

FURTHERMORE, the Grantors hereby covenants with the Grantees that they are seized and possessed of this land, and have a right to convey it, and that Grantors warrant the title against all persons claiming under them.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WITNESS GRANTOR(S) HAND(S) this the 5th day of March, 2025

Atef Khalil
ATEF A. KHALIL, GRANTOR

Nawal Sedhom
NAWAL S. SEDHOM, GRANTOR

STATE OF Missouri
COUNTY OF St. Charles

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ATEF A. KHALIL and NAWAL S. SEDHOM,** the Grantors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the instrument for the purposes contained therein

Witness my hand and seal at St. Charles (City), MO (State), this 5th day of March, 2025

Erin Yeargin
Notary Public

My Commission Expires 2/13/2027

ERIN YEARGIN
Comm Exp 02/13/27
NOTARY PUBLIC NOTARY SEAL
#19079236
St. Charles County
STATE OF MISSOURI