Name and Address of New Owner:
Abraham Sadek and Maha Marzouk
1943 Brookshine Port
Antioch, TN 37013

Send Tax Bills To:
Cathie DeGoche
Pinnacle Downtown
150 3rd Ave S.
Suite 100
Nashville, Tn 37201

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1253335 DEEDWARR
03/28/2025 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,524.40
20250328-0023319

Map & Parcel No: 164-03-0A-012-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joel Gutierrez Aguilar, and Alma del Rosario Pelayo Anaya, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Abraham Sadek and Maha G. Marzouk, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Final Plat of Rolling Hills Subdivision of record in Plat at Instrument No 20161109-0118395, 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 JOEL GUTIERRES AGUILAR AND ALMA DEL ROARIO, ANAYO by Warranty Deed dated August 14, 2020 rom Sean Timmons, an unmarried man, recorded August 18, 2020 in Instrument No 20200818-0092694 in the Register's Office.

JOEL GUTIERRES AGUILAR AND JOEL GUTIERREZ AQUILAR ARE ONE AND THE SAME PERSON
ALMA DEL ROARIO ANAYO AND ALMA DEL ROSARIO PELAYO ANAYA ARE ONE AND THE SAME PERSON.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of March, 2025.

_____(SEAL)
Joel Gutierrez Aguilar

Alma Pelayo Anaya (SEAL)
Alma del Rosario Pelayo Anaya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2025, before me personally appeared Joel Gutierrez Aguilar and Alma del Rosario Pelayo Anaya, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of March, 2025.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $412,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of March, 2025.

Notary Public
My commission expires: 2/26/29
File No. 2025-7745-MA



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 26, 2025.

J. Carlton Drumwright

March 26, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 26, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY