RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-28325-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254880 DEEDWARR
04/01/2025 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20250401-0024743

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of March, 2025.

NOTARY PUBLIC

My commission expires August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Altaher A. Sabra, Sr 2220 Weona Drive Nashville, TN 37214	Texana Bank, N.A. 1698 Keller Blvd Ste 100 Keller, TX 76248	084-11-0-004.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($ 349,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Benjamin Wilson, Trustee of the Benjamin Wilson Revocable Living Trust**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Altaher A. Sabra, Sr**, a married man hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 69 on the Plan of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin Wilson, Trustee of the Benjamin Wilson Revocable Living Trust, from Melanie J. Harper, unmarried, by Warranty Deed dated January 6, 2025 and recorded January 6, 2025 in Instrument #20250106-0000971, said Register's Office.

Being the same property conveyed to Melanie J. Harper, unmarried, from Randall L. Woltjer and wife, Ulrike Woltjer and Theodore Woltjer, Jr., and wife, Mary Ann Woltjer, by Warranty Deed dated January 24, 2023 and recorded January 24, 2003 in Instrument #20030124-0010388, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2220 Weona Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25 day of March, 2025

GRANTOR(S)

the Benjamin Wilson Revocable Living Trust

By: _____, TRUSTEE
Benjamin Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Benjamin Wilson, Trustee of the Benjamin Wilson Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and that said instrument was signed on behalf of the Trust.

WITNESS my hand and seal, this the 25 day of Mar, 2025

_____
Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/25/25 (date of document)

Regina Sullo

Affiant Signature

April 1, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 1st day of April, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026