Karen Johnson Davidson County
Batch# 1256568 DEEDWARR
04/04/2025 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20250404-0025812

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11.3.25

(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH25-09054

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ishak Labeb and Ester Labeb 3328 Hamilton Church Road Antioch, TN 37013	Ishak Labeb 5161 Sunset Dr. Antioch TN 37013	150 00 0 089.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deirdre J. Clark, Individually and Deirdre J. Clark, Albert H. Clark, Jr. and Rodney Gooch as Successor Co-Trustees of the Albert H. Clark, Sr. Revocable Living Trust Agreement dated March 7, 1997 as amended by the First Amended and Restated Revocable Living Trust Agreement of Albert H. Clark, Sr., dated April 10, 2008**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ishak Labeb and Ester Labeb, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Beginning at a point on the Northerly margin of Hamilton Church Road, North 87 degrees 45 minutes W, 150 feet to a point; thence North 1 degree 10 minutes E, 215 feet and N 3 degrees 24 minutes E, 401 feet to a point; thence S 87 degrees 15 minutes E, 143 feet; thence S 2 degrees 15 minutes W, 615 feet to the beginning, containing 2.11 acres, more or less.

Being the same property conveyed to Albert H. Clark, Sr., Trustee of the Albert H. Clark, Sr. Revocable Living Trust Agreement dated March 7, 1997, by Quitclaim Deed from Albert H. Clark, of record in Book 10377, Page 496, in the Register's Office of Davidson County, Tennessee, dated March 7, 1997 and recorded on March 12, 1997. The said Albert H. Clark, Sr. died on June 24, 2008.

Being the same property conveyed to Albert H. Clark et ux Naomi G. Clark, of record in Book 4600, Page 924, in the Register's Office of Davidson County, Tennessee, dated May 10, 1972 and recorded on May 12, 1972. The said Naomi G. Clark died on June 28, 1996, Leaving Albert H. Clark as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as: 3328 Hamilton Church Road, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good

right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 4th day of April, 2025

Albert H. Clark, Sr. Revocable Living Trust Agreement dated March 7, 1997 as amended by the First Amended and Restated Revocable Living Trust Agreement of Albert H. Clark, Sr., dated April 10, 2008

BY: _____ Successor Co-Trustee
Albert Clark, Jr
Successor Co-Trustee

BY: Deirdre J. Clark Individually and Successor Co-Trustee
Deirdre Clark
Individually and Successor Co-Trustee

BY: Rodney Gooch Co-Trustee
Rodney Gooch
Successor Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Albert Clark, Jr, Successor Co-Trustee of the Albert H. Clark, Sr. Revocable Living Trust Agreement dated March 7, 1997 as amended by the First Amended and Restated Revocable Living Trust Agreement of Albert H. Clark, Sr., dated April 10, 2008 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, Tennessee, this 4th day of April, 2025.

Notary Public

My Commission Expires: 06.14.25

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deirdre Clark, Indivdually and Successor Co-Trustee of the Albert H. Clark, Sr. Revocable Living Trust Agreement dated March 7, 1997 as amended by the First Amended and Restated Revocable Living Trust Agreement of Albert H. Clark, Sr., dated April 10, 2008 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, Tennessee, this 4th day of April, 2025.

Notary Public

My Commission Expires: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rodney Gooch, Successor Co-Trustee of the Albert H. Clark, Sr. Revocable Living Trust Agreement dated March 7, 1997 as amended by the First Amended and Restated Revocable Living Trust Agreement of Albert H. Clark, Sr., dated April 10, 2008 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, Tennessee, this 4th day of April, 2025.

Notary Public

My Commission Expires: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/4/25 (date of document).

Affiant Signature

4/4/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025