WARRANTY DEED

Karen Johnson
Batch # 1257365
04/08/2025 09 28 31 AM
Fees $13 00 Taxes $1,554 00

Davidson County
DEEDWARR
2 pgs

20250408-0026505

G-URC-25-3732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/2028

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Mena Abdelmalek	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**150-12-0A-056 00-CO**
3732 Seasons Drive	**585 South Blvd. E.**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Pontiac, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKE E. URQUHART, ADMINISTRATOR OF THE ESTATE OF THERESA HACKETT** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MENA ABDELMALEK, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 730, Somerset, Phase IV, as shown on plat of record in Plat Book 7900, Pages 978-979, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said property

Being the same property conveyed to Theresa A Fuqua and husband, Howard Fuqua by Warranty Deed from Khamphiou Thay and husband, Chaysrun Thay of record in Instrument No 20051012-0123047 Register's Office for Davidson County, Tennessee, dated October 05, 2005 and recorded on October 12, 2005

Being the same property conveyed to Theresa A Hackett, an unmarried woman by Quitclaim Deed from Howard Fuqua, an unmarried man of record in Instrument No 20160513-0047842 Register's Office for Davidson County, Tennessee, dated August 03, 2015 and recorded on May 13, 2016

Theresa A Hackett died on or about November 18, 2023

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 978 and 979, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Boundary Plat of record in Plat Book 6900, Page 733, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8556, Page 11, Book 8663, Page 384, Book 8708, Page 630, Book 9036, Page 326, Book 9065, Page 744, Book 9072, Page 572, Book 9245, Page 332, Book 9383, Page 526, Book 9662, Page 869, Book 9696, Page 654, Book 9987, Page 521, Book 10190, Page 182, Book 10404, Page 641, Book 10410, Page 89, Book 11433, Page 936 and Instrument No 20060405-0039162, Register's Office for Davidson County, Tennessee
- By-Laws of Somerset Homeowners Association, Inc of record in Book 7619, Page 679, Book 9509, Page 363, Book 9647, Page 472 and Instrument No 20090513-0044145, Register's Office for Davidson County, Tennessee
- Charter of Somerset Homeowner's Association of record in Book 7661, Page 37; amended in Book 8235, Page 521 and Book 8584, Page 20, Register's Office for Davidson County, Tennessee
- Deed of Conveyance of record in Book 11030, Page 910, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3732 Seasons Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 1st DAY OF APRIL, 2025

Estate of ~~Theresa Hackett~~

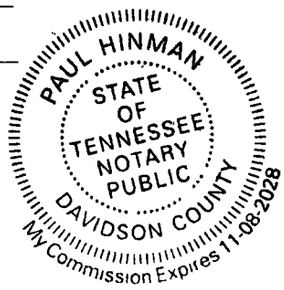
BY _____
Mike E Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE E URQUHART, ADMINISTRATOR of the ESTATE OF THERESA HACKETT to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 1st of April, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212