Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1260447
04/16/2025 09 42 06 AM
Fees $13 00 Taxes $458 80

Davidson County
DEEDWARR
2 pgs

20250416-0028971

This instrument prepared by:
Icon Title, LLC
450 Saint Andrews Drive
Murfreesboro, TN 37128
File Number: 12-5654-RD

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of April, 2025.

Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DKAD Holdings 401 Cedar Forest Drive Nashville, TN 37221	PO Box 110592 Nashville, TN 37222	128 03 0A 001.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Mosab Maree, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **DKAD Holdings, LLC, a Tennessee Limited Liability Company** (individually and collectively, "Grantee"), a 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. 1, CEDAR FOREST, FIRST REVISION of record in Plat Book 6900, Page 383, said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mosab Maree, a married man, by Warranty Deed from Muhammed Hafez, a married man, of record in Instrument No. 20240814-0061755, in the Register's Office of Davidson County, Tennessee, dated August 12, 2024 and recorded on August 14, 2024.

Being the same property conveyed to Muhammed Hafez, a married man, by Warranty Deed from Mohammad Jalalian, an unmarried man, of record in Instrument No. 20230822-0065404, in the Register's Office of Davidson County, Tennessee, dated August 09, 2023, and recorded on August 22, 2023.

Being the same property conveyed to Mohammad Jalalian, by Final Decree Confirming Sale from Clerk and Master of Davidson County, Tennessee, of record in Book 8976, Page 298, in the Register's Office of Davidson County, Tennessee, dated June 09, 1993, and recorded on June 09, 1993.

Being the same property conveyed to Paul W. Watson and wife, Bernadette Watson, by Warranty Deed from Hilda P. Prescott, unmarried and Thomas L. Hearn and L. Patrick Sandlin, and wives Deborah Hearn and Jane S. Patrick, of record in Book 7442, Page 124, in the Register's Office of Davidson County, Tennessee, dated December 21, 1987, and recorded on January 04, 1988.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is unimproved property located at: **401 Cedar Forest Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2025

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GRANTOR:

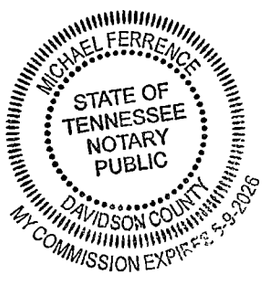
MOSAB MAREE

Mosab Maree

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mosab Maree, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2025.



Notary Public
My Commission expires: 5-9-26