25-0108

Register Return to:
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $550,000 00

Affiant

Subscribed and sworn before me this the 17 day of April, 2025

Notary Public
My commission expires

LEAH A. TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-21-2028

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Gina Ishak and Rena Ishak 4216 Dysant Alley Nolensville, TN 37135	Nexa Mortgage 3100 W. Ray #201 Office #289 Chandler, AZ 85226	187-09-0A 253 00CO

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEBORAH ANN WOODEND, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GINA ISHAK, an unmarried woman AND RENA ISHAK, an unmarried woman, as joint tenants with rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 253 on the Plan of Phase Nine, Section Two, Burkitt Village of record in Plat at Instrument No 20180208-0012957, 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 Deborah Ann Woodend, an unmarried, by deed dated 07/31/2018, from Regent Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No 20180801-0075195, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 4216 Dysant Alley, Nolensville, TN 37135

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/or assigns, forever Grantors covenant with Grantees that Grantors 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 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 successors, 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

Karen Johnson
Batch # 1262281
04/21/2025 10 12 59 AM
Fees $13 00 Taxes $2,035 00

Davidson County
DEEDWARR
2 pgs

20250421-0029925

Witness my hand this the 9th day of April, 2025

Deborah Ann Woodend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Ann Woodend, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 9th day of April, 2025

My commission expires 9-6-26

Notary Public

