Karen Johnson Davidson County
Batch# 1262853 DEEDWARR
04/22/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,616.90
20250422-0030424

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $437,600.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 18th DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES:
2/26/29
(AFFIX SEAL)

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NO.(S)
Mena Esaa and Mena Thabet	Renasant Bank	151-09-0A-363-00
(NAME) 6488 Paddington Way	(NAME) 2001 Park Pl. N #150	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Shawn Z. Dunning, a married man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Mena Esaa, an unmarried person, and Mena Thabet, an unmarried person , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being all of Lot No. 282, on the Long Hunter Chase, Phase 3, Section 3A, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20081014-0103114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Shawn Z. Dunning, an Unmarried Man by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20150714-0068287 Register's Office for Davidson County, Tennessee, dated July 09, 2015 and recorded on July 14, 2015.

LouKeisha Dunning, spouse of Shawn T. Dunning, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 6488 Paddington Way, Antioch, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26 day of March, 2025.

Shawn Z. Dunning

LouKeisha Dunning

STATE OF ~~ALABAMA~~ Tennessee
COUNTY OF Davidson

On this 26 day of March, 2025, before me personally appeared Shawn Z Dunning and LouKeisha Dunning, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of March, 2025.

Notary Signature
My commission expires: March 6, 2029

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 18, 2025.

J. Carlton Drumwright

April 18, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 18, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY