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 DAVIDSON

Actual consideration or value, whichever is greater is $230,000.00.

Lindsey Vicini
Affiant

Subscribed and sworn before me this the 1st day of May, 2025.

Robyn Dubray
Notary Public
My commission expires:

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267674 DEEDWARR
05/02/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20250502-0034144

Address of New Owner:
Merna Saleh
1320 Quail Valley Road
Nashville, TN 37214

Send Tax Bill to:
new owner

Tax Information:
108-12-0A 047.00

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, **KADEN PAULSON, A SINGLE MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MERNA SALEH, UNMARRIED WOMAN AND AMANY GHALY, MARRIED WOMAN**, 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. 29, Unit No. 47 on the Plan of Phase Seven, Section Four, Quail Valley, of record in Plat Book 5200, Pages 522 and 523, 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 Kaden Paulson, a single man, by deed dated 06/04/2021, from Christopher T. Back, a married man, and Steven J. Kraft, an unmarried man, of record in Instrument No. 20210611-0078864, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1320 Quail Valley Road, Nashville, TN 37214.

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.

Witness my hand this the 1st day of May, 2025.

Kaden Paulson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kaden Paulson, 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 1st day of May, 2025.

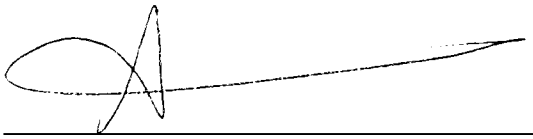
My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5/1/2025.



Affiant Signature

5/2/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5/2/2025.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal