Name and Address of New Owner:
Haytham Hantouli
809 Daybreak Drive
Nashville, TN 37013

Send Tax Bills To:
Haytham Hantouli
809 Daybreak Drive
Nashville, TN 37013

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 058-14-0-071.00

Karen Johnson Davidson County
Batch# 1272395 DEEDWARR
05/13/2025 11:10:30 AM 5 pgs
Fees: $28.00 Taxes: $218.30
20250513-0037552

WARRANTY DEED

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, **M&D Acquisitions LLC, a Kentucky Limited Liability Company LLC, a Kentucky Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Haytham Hantouli, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
A TRACT OF LAND IN THE FIRST COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 71 ON TAX MAP 58-14 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KINGS LANE, BEING THE NORTHWESTERLY CORNER OF LOT NO. 147 ENCHANTED HILLS, SECTION 4, AS OF RECORD IN BOOK 3842, PAGE 112, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (R.O.D.C); THENCE,

1. WITH THE WESTERLY LINE OF LOTS 147,146, AND 145, S2 DEGREES, 18'W,
408.29 FEET TO AN IRON PIN SET; THENCE,
2. N86 DEGREES, 46'W, 54.00 FEET TO AN IRON PIN SET IN PARCEL 71; THENCE,
3. WITH A LINE SEVERING PARCEL 71, N2 DEGREES, 18'E, 405.43 FEET

TO AN IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF KINGS LANE; THENCE,
4. WITH SAID RIGHT-OF-WAY LINE, S89 DEGREES, 45'E, 54.03 FEET TO THE
POINT OF BEGINNING AND CONTAINING 21,967 SQUARE FEET.

BEING THE SAME PROPERTY CONVEYED TO MARKUS HENRY SAMUEL ELLEGOOD BY FINAL DECREE CONFIRMING SALE IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, TAX CIVIL ACTION NO. 22-0464-III (TAX SALE) FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ITS OWN CAPACITY AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE, FILED AUGUST 11, 2023, OF RECORD IN INSTRUMENT NO. 20230921-0074286, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the same property conveyed to M&D Acquisitions LLC, a Kentucky Limited Liability Company by Quitclaim Deed dated November 26, 2024 from Markus Henry Samuel Ellegood, recorded November 27, 2024 in Instrument No. 20241227-0092950 in the Register's Office.

Property 2:
BEGINNING AT AN IRON PIN SET AT THE COMMON EASTERLY CORNER OF LOTS 229 AND 230 ENCHANTED HILLS, SECTION TEN, AS OF RECORD IN BOOK 4460, PAGE
39, R.O.D.C., TENNESSEE; THENCE,
1. WITH THE EAST LINE OF LOT NO. 230, N2 DEGREES, 18'E, 131.7 FEET TO AN IRON PIN SET; THENCE,
2. S87 DEGREES, 42'E, 66.00 FEET TO AN IRON PIN SET IN PARCEL 71, TAX MAP
58.14; THENCE,
3. WITH A LINE SEVERING PARCEL 71, S2 DEGREES 18'W, 6.00 FEET TO AN IRON PIN SET; THENCE,
4. S2 DEGREES, 18'W 60.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 8,776 SQUARE FEET.
BEING THE SAME PROPERTY CONVEYED TO MARKUS HENRY SAMUEL ELLEGOOD BY FINAL DECREE CONFIRMING SALE IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, TAX CIVIL ACTION NO. 22-0464-III (TAX SALE) FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ITS OWN CAPACITY AND FOR THE USE AND BENEFIT OF THE STATE OF TENNESSEE, FILED AUGUST 11, 2023, OF RECORD IN INSTRUMENT NO. 20230921-0074287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Being part of the same property conveyed to M&D Acquisitions LLC, a Kentucky Limited Liability Company by Quitclaim Deed dated November 26, 2024 from

Markus Henry Samuel Ellegood, recorded November 27, 2024 in Instrument No. 20241227-0092950 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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 9th day of May, 2025.

M&D Acquisitions LLC,
a Kentucky Limited Liability Company

By: Andrew W Wenger 5/9/25
Markus Ellegood, owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared Markus Ellegood, owner of M&D Acquisitions LLC, a Kentucky Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be owner of M&D Acquisitions LLC, a Kentucky Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Markus Ellegood, owner of M&D Acquisitions LLC, a Kentucky Limited Liability Company as such owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as owner.

Witness my hand and seal, at office in Nashville TN, this 9th day of May, 2025.

Notary Signature

Printed Name: 3|6 Dellana Lowhorn

My commission expires: 3|6|29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $59,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of May, 2025.

Notary Signature
My commission expires: 3|6|29

202505130037552

Tennessee Certification of Electronic Document

Regina Sullo, do hereby make oath that I am a licensed attorney and/or the ıstodian of the original version of the electronic document tendered for registration herewith and that ıis electronic document is a true and exact copy of the original document executed and authenticated :cording to law on 5-9-25 (date of document)

Regina Sullo
Affiant Signature

May 13 2025
Date

tate Of TN
ounty of Davidson

worn and subscribed before me this 13 day of May, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026