REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1273364 DEEDWARR
05/14/2025 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,442.00
20250514-0038056

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $660,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 13th DAY OF May, 2025.

NOTARY PUBLIC
COMMISSION EXPIRES:

AMANDA MANOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Nidal Habash
214 Rising Sun Lane
Old Hickory, TN 37138

086 00 0 204.00

NEW OWNER:
Nidal Habash
214 Rising Sun Lane
Old Hickory, TN 37138

GENERAL WARRANTY DEED

This indenture is made and entered into this 13th day of MAY, 2025 between ELIZABETH ANN SMITH (hereinafter referred to as "GRANTOR") and NIDAL HABASH (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Plat for Sullivan Commercial Center, Section 3, as of record in Plat Book 4715, Page 41, Register's Office for Davidson County, Tennessee.

ALSO CONVEYED HEREWITH IS A NON-EXCLUSIVE OR ACCESS, INGRESS, AND EGRESS TO THE REAR OF THE PROPERTY HEREIN CONVEYED. SAID EASEMENT SHALL RUN OVER AND ACROSS THE ADJACENT PROPERTY OWNED BY GRANTOR. SAID PROPERTY IS

KNOWN AS TRACK #4 OF THE SULLIVAN COMMERCIAL CENTER, AS MORE PARTICULARLY DESCRIBED IN THE DEED TO GRANTOR OF RECORD IN BOOK 10664, PAGE 353, RUN FROM ANDREW JACKSON WAY ALONG THE NE BOUNDARY OF THE SAID TRACK 4, BEING THE COMMON BOUNDARY BETWEEN THE TWO TRACKS.

SAID EASEMENT CREATES ABSOLUTE CROSS OVER INGRESS / EGRESS RIGHTS BETWEEN 4044, 4050, AND 4054 ANDREW JACKSON WAY WITH THE ONLY EXCEPTION BEING THE FENCED (REAR 1/3) AREA OF 4044 AND THE ENTIRE REAR OF 4050 HAVING DESIGNATED PARKING, AS DIRECTED BY THE PROPERTY OWNERS OF EACH INDEPENDENTLY, AND INGRESS / EGRESS ONLY FOR ACCESS TO THE REAR OF 4050 AND 4054.

Being the same property conveyed to Elizabeth Ann Smith by Quitclaim Deed from Odell Binkley, Jr., by deed dated November 10, 2021 and filed of record on November 16, 2021 of record in Instrument No. 20211116-0152468, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 086 00 0 204.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 4050 Andrew Jackson Way, Hermitage, TN 37076.

In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for (a) Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, which were prorated at closing; and (b) Right-of-Way as contained in Agreed Final Order of record in Book 8493, Page 476, in the Register's Office

for Davidson County, Tennessee, and (c) Rights of parties that may be asserted by persons in possession of the land described herein.

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And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

JEFFREY A. SMITH joins in the execution of this instrument for the purpose of conveying his or her interest, marital or otherwise, in the above-described real property, as contemplated by T.C.A. § 26-2-301, et seq., or otherwise.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Elizabeth Ann Smith
ELIZABETH ANN SMITH

JEFFREY A. SMITH

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared ELIZABETH ANN SMITH AND JEFFREY A. SMITH, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 13th day of MAY, 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 1-5-2026

ERIC B HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Mandy Maynor, 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

May 13, 2025.

Date

Mandy Maynor

Affiant Signature

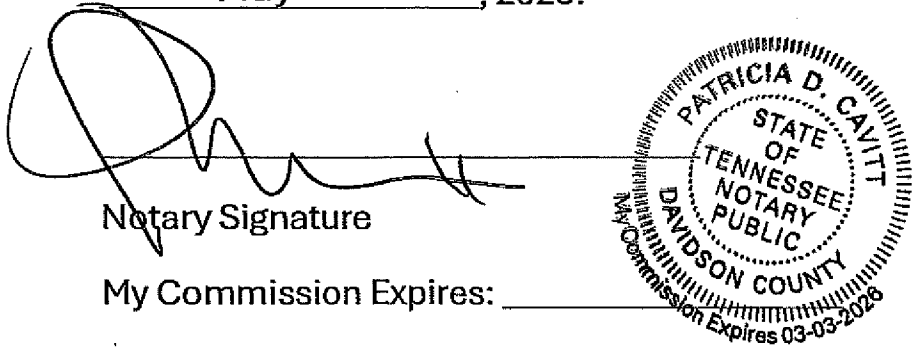
May 14, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of May, 2025.



Notary Signature

My Commission Expires: _____