Karen Johnson Davidson County
Batch# 1284970 DEEDWARR
06/16/2025 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20250616-0047112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 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

BG-P-25-6861

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fekri Abashar	**Kind Lending, LLC**	
(NAME)	(NAME)	**181-01-0A-062.00-CO**
6861 Sunnywood Drive	**4 Hutton Centre Drive Suite 1000**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Santa Ana, CA 92707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN B. MOORE AND AND WENDY HOWARD MOORE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FEKRI ABASHAR AND ALI ALZOKARI, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Section One, Sugar Valley, R20 Residential P.U.D of record in Plat Book 9700, Page (s) 709 through 711, inclusive, 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 Kevin B. Moore and Wendy Howard Moore by Warranty Deed from Matthew and Emily Caroline Vestor Hale, husband and wife of record in Instrument No. 20160518-0049658 Register's Office for Davidson County, Tennessee, dated May 16, 2016 and recorded on May 18, 2016 and Affidavit recorded date June 02, 2016 in Instrument No. 20160602-0055383.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 709 through 711, inclusive and Plat Book 9700, page 374, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14 and Instrument No. 20000410-0034790 and Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee.
- By-Laws of Sugar Valley Homeowners' Association, Inc. of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
- Charter of Sugar Valley Homeowners' Association of record in Book 11069, page 6, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Sugar Valley Homeowners' Association of record in Instrument No. 20000425-0041128, in the Register's Office for Davidson County, Tennessee.
- Right-Of-Way of record in Plat Book 421, page 146, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress of record in Book 5674, page 863, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9487, Page 901 and Book 9343, page 202, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement of record in Instrument Number 20010404-0032941, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6861 Sunnywood Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 12 DAY OF JUNE, 2025.

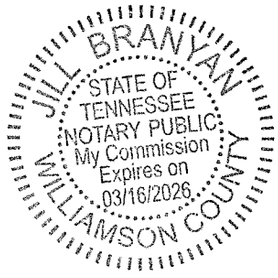
Kevin B. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN B. MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2025.

Notary Public
My Commission Expires: 03/16/26
(SEAL)



Witness my/our hand(s) this the 12th DAY OF JUNE, 2025.

Wendy Moore

Wendy Howard Moore

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDY HOWARD MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 June 12, 2025.

J. Carlton Drumwright

June 12, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 12, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY