THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551107** Karen Johnson Davidson County Batch# 1290642 DEEDWARR 06/27/2025 07:29:30 AM 3 pgs Fees: $18.00 Taxes: $2,142.30 20250627-0050607	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $579,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2025. Notary Public My Commission Expires:

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-[illegible]-2027

WARRANTY DEED

Address New Owner: Allie Windom and Weylin Windom 201 Oriel Avenue Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-01-0Y-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Molud Al-Sorify, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allie Windom, unmarried and Weylin Windom, married**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 2301 Foster Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2301 Foster Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20241126-0092431, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MOLUD AL-SORIFY, by deed from ALI ABDUL AL-SORAIFY, of record in Instrument No. 20241213-0096766, dated December 11, 2024, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 119-01-0Y-002.00 CO.

Matters shown on the Plan of record in Plat Book 332, page 21, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20241126-0092431, said Register's Office.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20250411-0027532, said Register's Office.

This is improved property located at 201 Oriel Avenue Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2025.

Molud Al-Soraify by Ali Al-Soraify his attorney In Fact
Molud Al-Sorify by Ali Al-Soraify, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ali Al-Soraify, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Molud Al-Sorify and that she is authorized by Molud Al-Sorify to execute this instrument on his behalf.

Witness my hand, at office, this 23rd day of June, 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public

My Commission Expires: _____

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I Adde Dilworth, 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 23, 2025.

Date

Affiant Signature 06/23/2025
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 23rd day of June, 2025.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)