Karen Johnson Davidson County
Batch# 1293799 DEEDWARR
07/03/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250703-0052838

| THIS INSTRUMENT WAS PREPARED BY | |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P25-8698-WE | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2025<br>Notary Public<br>MY COMMISSION EXPIRES: 2/26/29<br>(AFFIX SEAL) |

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Labib Abdelmalak and Samer Labib** | Pinnacle Bank | |
| 4009 Lancashire Drive | 15025 Ballancroft Parkway, 2nd Floor | **150-04-0-078-00** |
| Antioch, TN 37013 | Charlotte, NC 28277 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Cheryl B. Atwell, Executor of the Estate of Juanita Ann Bratcher,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Labib Abdelmalak, a married man, and Samer Labib, an unmarried man,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 581 on the Plan of Kensington of Priest Lake, Section Two, of record in Plat Book 6250, Page 592, 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 Lemuel Hollis Bratcher and wife, Juanita A. Bratcher by Warranty Deed from Eunice Kathlyn Chatfield, F.K.A. Eunice D. Chatfield of record in Instrument No. 20020607-0069474 Register's Office for Davidson County, Tennessee, dated June 03, 2002 and recorded on June 07, 2002. Lemuel Hollis Bratcher died on January 14, 2024, leaving Juanita A. Bratcher, also known as Juanita Ann Bratcher, the surviving tenant by the entirety Juanita Ann Bratcher died on August 12, 2024 and her Last Will and Testament was entered as Docket No. 24P2192, Probate Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4009 Lancashire Drive, Antioch, TN 37013.**

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 2nd day of JULY, 2025.

Estate of Juanita Ann Bratcher

By: Cheryl B. Atwell, Executor
Cheryl B. Atwell, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cheryl B. Atwell, Executor of the Estate of Juanita Ann Bratcher,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of JULY, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

# 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 July 2, 2025.

J. Carlton Drumwright

July 2, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 2, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY