This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24486-RR

Karen Johnson Davidson County
Batch # 1296867 DEEDWARR
07/11/2025 12:30:25 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20250711-0054787

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-BE-25-130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2025.

Notary Public
My Commission Expires: 9-8-25

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Tamika J. Reese Lopez<br>130 Trellis Way<br>Goodlettsville, TN 37072 | New Owner | 033-03-0B-022.00-CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kanaan Othman Hasan and Ekhlas Farhad Hasan Aldaywi, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tamika J. Reese Lopez, an unmarried person**, hereinafter called the Grantee(s), his/her/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. 65 on the Plan of Final Plat of Dry Creek Farms, Section 2 of record in Plat at Instrument No. 20040421-0045040, 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 Kanaan Othman Hasan and Ekhlas Farhad Hasan Aldayawi, husband and wife by Warranty Deed from Geoffrey Thomas Wuth and Jennifer P. Wuth, husband and wife of record in Instrument No. 20200311-0027406 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 11, 2020.

This is improved property located at: **130 Trellis Way, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 8th day of July, 2025.

GRANTOR:

Kanaan Othman Hasan

Ekhlas Farhad Hasan Aldaywi

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kanaan Othman Hasan and Ekhlas Farhad Hasan Aldaywi, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2025.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/4/2027