Karen Johnson Davidson County
Batch# 1297885 DEEDWARR
07/15/2025 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20250715-0055788

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-25-2585

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $322,000.00.

Affiant

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 10th day of July, 2025.

Notary Public
My Commission Expires: 12-2-28

# Warranty Deed

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Hidden Dunes, GP<br>P.O. Box 943<br>Brentwood, TN 37024 | New Owner | 033-07-0A-002.00-CO |

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ammar Elgenaid Ibrahim and Enas Ibrahim, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Hidden Dunes, GP, a Tennessee Partnership**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit 2, together with the appurtenant interest in the common elements of formerly known as Dickerson Pike Townhomes, now known as Alveare, a Horizontal Property Regime established by Master Deed, of record in Instrument No. 20220823-0094988 as Scrivener's Affidavit record in Instrument No. 20220824-0095518, amended in Instrument No. 20221227-0132597, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A1" to the aforementioned Master Deed.\r\n\r\nBeing a portion of the same property conveyed to RWA Dickerson Associates, LLC, a Tennessee Limited Liability Company by Warranty Deed from CDS Capital, LLC, Series 101, a Delaware Limited Liability Company of record in Instrument No. 20210318-0036274 Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 18, 2021.

Being the same property conveyed to Ammar Elgenaid Ibrahim and Enas Ibrahim, husband and wife, by Warranty Deed from RWA Dickerson Associates, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231101-0085504 Register's Office for Davidson County, Tennessee, dated October 30, 2023 and recorded on November 01, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is Improved property known as 1170 Dickerson Pike, Unit 2, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, **except for the Deed of Trust of record in Instrument 20231101-0085505, Register's Office of Davidson County, Tennessee**. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of July, 2025.

Ammar Elgenaid Ibrahim

Ammar Elgenaid Ibrahim

Enas Ibrahim

Enas Ibrahim

State of South Carolina
County of Berkeley

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ammar Elgenaid Ibrahim and Enas Ibrahim with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Summerville, SC, this 10th day of July, 2025.

KEISHA R. DOUGLASS
MY COMMISSION EXPIRES
OCTOBER 22, 2034
NOTARY PUBLIC
SOUTH CAROLINA

Keisha R. Douglass

Notary Public at Large
My Commission Expires: 22 October 2034

**Tennessee Certification of Electronic Document**

I, Katelyn Seng, 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 7-10-25 (date of document)

Affiant Signature

7-15-25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY