Name and Address of New Owner:
Adib Michael Hawa, Michael Adib Hawa, and Kathryn Elizabeth Hawa
1755 Anderson Road
Newburgh, Indiana 47630

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1298013 DEEDWARR
07/16/2025 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20250716-0055949

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 084-11-0-105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael S. Armistead, and wife Michelle R. Armistead**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Adib Michael Hawa, Michael Adib Hawa, and Kathryn Elizabeth Hawa, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 123 on the plan of Maplecrest as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 123 fronts 55 feet on the Northeasterly side of Dennywood Drive and runs back 162 feet on the Southeasterly line and 158 feet on the Northwesterly line to the Southwesterly right of way line of Tennessee Central Railroad, measuring 62 feet thereon.

Being the same property conveyed to Clayton M. Holland, Jr. by Warranty Deed from James Harold Petty and wife, Madge H. Petty, of record in Book 4098, page 986, Register's Office for Davidson County, Tennessee, dated January 17, 1967 and recorded on February 2, 1967. Clayton M. Holland, Jr. erroneously listed as Clayton M. Holland, Mr. on said deed.

Being the same property conveyed to Clayton M. Holland, Jr. and wife, Joann A. Holland, as tenants by the entirety, by Deed of Gift Deed from Clayton M. Holland, Jr. of record in Book 4176, page 629, Register's Office for Davidson County, Tennessee, dated September 28, 1967 and recorded on October 2, 1967.

Being the same property conveyed to Frank M. Newman, Trustee, by Quitclaim Deed from Clayton M. Holland, Jr. and wife, Joann A. Holland, of record in Book 9169, Page 943, Register's Office for Davidson County, Tennessee, dated November 29, 1993 and recorded on December 1, 1993, and within the same deed the said Frank M. Newman, Trustee conveyed his interest in the subject property to Clayton M. Holland, Jr. and wife, Joann A. Holland, to create a tenancy by the entirety. Said Clayton M. Holland, Jr. died on June 30, 2015, leaving Joann A. Holland, a/k/a Melba Joann Holland, as the surviving tenant by the entirety.

Being the same property conveyed to Michael S. Armistead and wife, Michelle R. Armistead, by Quitclaim Deed from Joann A. Holland, a/k/a Melba Joann Holland, an unmarried woman, of record in Instrument No. 20150819-0083354 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 19, 2015.

Being improved property known as 2336 Dennywood Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY Ggovernmental ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 3rd day of July, 2025.

(SEAL)
Michael S. Armistead

(SEAL)
Michelle R. Armistead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael S. Armistead and Michelle R. Armistead, 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 this 3rd day of July, 2025.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/29/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 3rd day of July, 2025.

Notary Public
My commission expires:

File No. GNT-25-4074



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 7/3/25 (date of document).

Affiant Signature

7/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of July, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26