25-CD-230

Register Return To:
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

Karen Johnson
Batch # 1306034
08/05/2025 09 57 29 AM
Fees $13 00 Taxes $1,794 50

Davidson County
DEEDWARR
2 pgs

20250805-0061968

WARRANTY DEED

LEAH A TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-21-2028

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF August, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mekey Adem and Manal Idris Abdi	United Community Bank	
(NAME) 4806 Drakes Branch Dr	(NAME) 1133 Ocean Ave	05807000200
(ADDRESS) Nashville TN 37218	(ADDRESS) Lakewood, NJ 08701	
(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, **Debra Moore, who took title as Debra Bond-Owens, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mekey Said Adem and Manal Idris Abdi, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 24, on the plan of Section Two Gold Key Estates of record in Plat Book 3842, page 265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 24 fronts 134.87 feet on the easterly margin of Drakes Branch Road and extends back 325.00 feet on the southerly line and 241.92 feet on the northerly line, to a dead line in the rear, measuring 204.81 feet thereon.

Being the same property conveyed to Debra Bond-Owens, by virtue of that certain Quit Claim Deed dated September 5, 2007, and being of record at Instrument No. 20071011-0120874 in the Register's Office of Davidson County, Tennessee. * Debra Bond-Owens having since been married Michael A. Moore, is one and the same and now known as Debra Moore. * Michael A. Moore died July 6, 2016, leaving Debra Moore as the surviving tenant by the entirety.

Being the same property previously conveyed to James E. Owens, Jr. and Debra Bond-Owens by virtue of Warranty Deed dated December 1, 1994 at Book 9541, Page 643 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4806 Drakes Branch Rd Nashville, TN 37218
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

Witness my hand this 4th day of August, 2025

Debra Moore

Debra Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Debra Moore**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4 day of August, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028