Karen Johnson Davidson County
Batch# 1306358 DEEDWARR
08/06/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250806-0062386

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/26/29
(AFFIX SEAL)

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

G-BR-25-3005

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rami Ismail	Pinnacle Bank	
(NAME)	(NAME)	163-12-0A-001.00-CO
3005 Baby Ruth Lane	21 Platform Way S. #2300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nash., TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WAEL ADEL ABOELFOTOH HASSAN AND DALIA FAYSAL MAHMOUD ALI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAMI A. ISMAIL AND KIMBERLY C. ISMAIL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number 1, Parcel 1, on the First Revision of Baby Ruth Townhomes, a Horizontal Property Regime (Private Element), Lots 18, 19 & 20-Baby Ruth Lane Estates, Section 2, as shown by Plat of record in Instrument Number 20000830-0085634 and First Revision Plat recorded in Instrument No. 20020425-0051149, Register's Office of Davidson County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Wael Adel Aboelfotoh Hassan and Dalia Faysal Mahmoud Ali, husband and wife by Warranty Deed from Roslyn A. Hutsell F/K/A Rosyln A. Ridley of record in Instrument No. 20180504-0042855 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 04, 2018.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument No. 20000830-0085634 and revised in Instrument No. 20020425-0051149, Register's Office of Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Baby Ruth Townhomes with By-Laws appended thereto of record in Instrument No. 20000821-0082472, as amended in Instrument No 20000906-0088101, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20021015-0126623, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20000821-0082471, Instrument No. 20000906-0088100 and Instrument No. 20010921-0102359, in the Register's Office for Davidson County, Tennessee.
- Deed Conveyance of Common Area to HOA of record in Instrument No. 20000906-0088102, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3005 Baby Ruth Lane, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4 DAY OF AUGUST, 2025.

Wael Adel Aboelfotoh Hassan

Dalia Faysal Mahmoud Ali

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAEL ADEL ABOELFOTOH HASSAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of August, 2025.

Notary Public
My Commission Expires: 03/16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALIA FAYSAL MAHMOUD ALI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of August, 2025.

Notary Public
My Commission Expires: 03/16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 August 4, 2025.

J. Carlton Drumwright

August 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY