This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-6357-SL

Karen Johnson Davidson County
Batch# 1306981 DEEDWARR
08/08/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.46
20250808-0063203

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $374,990.00. **$374,990.00**

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2025.

Notary Public
My Commission Expires: 7.3.29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dawood Rezk 4129 Pleasant Colony Drive Nashville, TN 37013	**New Owner**	150-14-0A-106.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Nashon G. Fondren, an unmarried man (individually and/or collectively, "Grantor"), transfer and convey unto Dawood Rezk, an unmarried man (individually and/or collectively, "Grantee"), 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. 723 on the Plan of Final Plat Calumet - Phase Seven of record in Plat Book 9700, Page 628, 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 Nashon Fondren and Susan Fondren, husband and wife by deed Deed from Randall K. Shaw and Denise Y. Shaw, husband and wife of record in Instrument No. 20010111-0003591 Register's Office for Davidson County, Tennessee, dated January 03, 2001 and recorded on January 11, 2001.

Being the same property conveyed to Nashon G. Fondren, a married man by Quitclaim Deed from Nashon Fondren and Susan Fondren, husband and wife of record in Instrument No. 20140522-0044247 Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 22, 2014.

This is improved property located at: **4129 Pleasant Colony Drive, Nashville, TN 37013**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 7th day of July, 2025.

GRANTOR:

Nashon G. Fondren

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nashon G. Fondren, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of July, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 July 14, 2025.

J. Carlton Drumwright

July 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY