Karen Johnson Davidson County
Batch# 1313722 DEEDWARR
08/22/2025 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250822-0067434

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 11.3.25
(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mena Zaky	New Owner ~~Mena Zaky~~	Parcel ID: 148 05 0 113.00
(NAME)	(NAME)	
328 Willard Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alimi Ciang, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mena Zaky, a married man,** hereinafter called the Grantees, their heirs and assigns, 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. 95 on the Plan of Section Three, Haywood Acres, of record in Book 2900, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kam Khan Thang from Timothy Bullington, unmarried by Warranty Deed dated August 4, 2017 and recorded on August 9, 2017 in Instrument No. 20170809-0081527, Register's Office for Davidson County, Tennessee. Being corrected in Scrivener's Affidavit recorded June 8, 2021 in Instrument No. 20210608-0076334 to correct Grantee's name from Kam S. Thang to Kam Khan Thang

Further being the same property conveyed to Kam K. Thang and Alimi Ciang, husband and wife, as joint tenants with the right of survivorship from Kam K. Thang, being one and the same person as Kam S. Thang by Quitclaim Deed dated January 5, 2022 and recorded on January 11, 2022 in Instrument No. 20220111-0003582, Register's Office for Davidson County, Tennessee. The said Kam Khan Thang having since died April 10, 2022, leaving the subject property vested in Alimi Ciang as the surviving tenant by entirety.

Further being the same property conveyed to Alimi Ciang, an unmarried woman from Alimi Ciang, an un-remarried widow by Quitclaim Deed dated June 28, 2022 and recorded on June 29, 2022 in Instrument No. 20220629-0074919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 328 Willard Dr, Nashville, TN 37211

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 and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 20th day of August 2025

Alimi Ciang

Alimi Ciang

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Alimi Ciang, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2025.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/20/25 (date of document).

Affiant Signature

8/20/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

