This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number: 7-6776-KP

Karen Johnson Davidson County
Batch# 1316587 DEEDWARR
08/29/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20250829-0069411

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Affiant
Subscribed and sworn to before me, this the 22nd day of August, 2025.

Notary Public
My Commission Expires: 05/24/2028

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Ahmed Muaellem<br>676 Hamilton Crossings<br>Antioch, TN 37013 | New Owner | 150 09 0C 031.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Damara Devonsidett Stewart, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Ahmed Muallem, a married man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Units G31 on the Plan of THE RIDGE AT ANTIOCH, a Horizontal Property Regime with Private Elements, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions to THE RIDGE AT ANTIOCH, of record in Instrument No. 20211230-0172041, and amended of record in Instrument Nos. 20220131-0010914 and 20220816-0092952, of the Register's Office of Davidson County, Tennessee, to Which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Damara Devonsidett Stewart, a single woman, by Warranty Deed from Ole South Properties, Inc., a Corporation, of record in Instrument No. 20221115-0121810, in the Register's Office of Davidson County, Tennessee, dated November 15, 2022 and recorded on November 15, 2022.

This is improved property located at: **676 Hamilton Crossings, Antioch, 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 28th day of August, 2025.

GRANTOR:

Damara Devonsidett Stewart

**Damara Devonsidett Stewart**

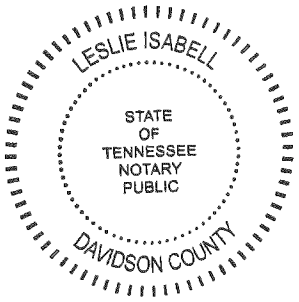
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Damara Devonsidett Stewart, 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 28th day of August, 2025.

Leslie

**Notary Public**
**My Commission expires:** 3/20/28



**Tennessee Certification of Electronic Document**

I, CARLY WOODRING, 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 8-28-2025 (date of document).

C Woodring
Affiant Signature

8-28-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of August, 2025.

Bethany Shipley
Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

