WARRANTY DEED

Karen Johnson
Batch # 1320584
09/09/2025 02 32 40 PM
Fees $13 00 Taxes $851 00

Davidson County
DEEDWARR
2 pgs

20250909-0072126

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000 00

Affiant

Subscribed and sworn to me on Sept 5, 2025

NOTARY PUBLIC

My Commission Expires 3-25-2026

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

KORTALEKELLEY LAW FIRM

A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY·
J Walker Lewis, Atty
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37313

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Waleed F Khalaf and Nicole Khalaf 4121 Mirrasou Court Franklin, TN 37067	NEW OWNER	081-11-0E-001 00 CO

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALEXA SERVEDIO, UNMARRIED** hereinafter called **"GRANTOR,"** had bargained and sold, and by these presents does transfer and convey unto **WALEED F. KHALAF AND NICOLE KHALAF, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee being Unit A of 1628 17th Avenue North Townhomes, as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 1628 17th Avenue North Townhomes, of record in Instrument No 20190718-0070179, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Alexa Servedio, an unmarried woman, by Warranty Deed from 1628 North Nashville, LLC, a Tennessee limited liability company, of record as Instrument No 20190927-0098466 in the Register's Office for Davidson County, Tennessee, dated September 26, 2019, and recorded September 27, 2019

The conveyance of the above-described parcel of land is subject to the following (i) 2025 property taxes and assessments and subsequent years taxes and assessments, (ii) restrictions, conditions, reservations, covenants, and easements of record, (iii) public rights of way, utility, and drainage easements, (iv) zoning and planning ordinances and regulations, (v) all matters shown on plats and plans of record

BEING ☐ **unimproved** ☒ **improved property known as:**

1628A 17th Avenue N, Nashville, TN 37208

(House Number) (Street) (City or Town) (State) (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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 my/our hand(s) this 5th day of September, 2025

Alexa Servedio

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS

On this 5th day of September, 2025, before me the undersigned, a Notary Public, personally appeared Alexa Servedio to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as her free act and deed

Notary Public

My Commission Expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025