Karen Johnson Davidson County
Batch# 1321628 DEEDWARR
09/15/2025 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250915-0073166

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/11/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 11.3.25

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 6610-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mutwakil Abdallah, Abdel Samad Mohamed, and Khalid Hamad	New Owner	150-14-0A-121.00-CO
4101 Pleasant Colony Drive		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Milad Gamil, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mutwakil Abdallah, Abdel Samad Mohamed, and Khalid Hamad, Joint tenants with full right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 805 on the Final Plat of Calumet, Phase 8, a Planned Unit Development, of record in Plat Book 9700, Page 736, Register's Office for Davidson Count, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Milad Gamil, a married man by Warranty Deed from Eric K. Tsatsu, a single man of record in Instrument No. 20241011-0079016 Register's Office for Davidson County, Tennessee, dated October 08, 2024 and recorded on October 11, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4101 Pleasant Colony Drive Antioch, TN 37013

The above described property never having been the primary residence of the grantor or the grantor's spouse.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on September 11, 2025.

Milad Gamil

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Milad Gamil, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 11, 2025.

Notary Public

My Commission Expires: 2/26/29

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

File #: 6610-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 9/11/25 (date of document).

Affiant Signature

9/11/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of Sept, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

