File No: 248188
Grantor's Loan No. 9160090018

Karen Johnson Davidson County
Batch# 1322651 DEEDWARRSP
09/16/2025 07:28:30 AM 5 pgs
Fees: $28.00 Taxes: $1,000.85
20250916-0073606

After Recording, Send To:
FIRST TITLE & ESCROW
1700 Rockville Pike Ste 440
Rockville, MD 20852

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
EFAT ABDALLA and **GEHAN NASHED**, whose mailing address is **4313 FIELDCREST DRIVE, MURFREESBORO, TN 37128**

Tax Parcel Number: 136-15-0-006.00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of SEP 0 2 2025, 20___, by and between **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A**, ("Grantor"), of **3020 OLD RANCH PARKWAY SUITE 180, SEAL BEACH, CA 90740**, for and in the consideration of $270,500.00 (Two Hundred Seventy Thousand Five Hundred Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **EFAT ABDALLA** and **GEHAN NASHED**, ("Grantee"), whose tax mailing address is **4313 FIELDCREST DRIVE, MURFREESBORO, TN 37128**.

WITNESSETH: That Grantor, for and in consideration $270,500.00 (Two Hundred Seventy Thousand Five Hundred Dollars and Zero Cents) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE PLAN OF HARBOUR, TOWN VILLAGE, SECTION I, A OF RECORD IN BOOK 4675, PAGES 3 AND 4, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 80 FRONTS 125.67 FEET ON THE NORTHERLY MARGIN OF HARBOUR VIEW DRIVE AND

EXTENDS BACK 130.0 FEET ON THE EASTERLY LINE AND 170.0 FEET ON THE WESTERLY LINE TO A LINE ON THE REAR ON WHICH IT MEASURES, 84.53 FEET. THE SOURCE OF TITLE IS RECORDED AT DEED BOOK 5136, PAGE 301, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID: 136-15-0-006.00

Property commonly known as: 2904 Harbour View DRIVE, NASHVILLE, TN 37217

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A SUBSTITUTE TRUSTEE'S DEED RECORDED AS INSTRUMENT NO. 20250528-0041707 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on SEP 0 2 2025:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A, BY AMERICAN MORTGAGE INVESTMENT PARTNERS MANAGEMENT, LLC, AS ATTORNEY IN FACT PER A POA RECORDED AS INSTRUMENT # 2025054289, IN GREENVILLE COUNTY, SOUTH CAROLINA

Name: Name: Johanna Hernandez
Title: Asset Manager

Its: _____

STATE OF California
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Johanna Hernandez as Asset Manager on behalf of **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST IX-A**, personally known to me or has produced drivers license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2nd day of Sept., 2025.

Sandra Crivello
Notary Public

SANDRA CRIVELLO
COMM # 2400714
ORANGE County
California Notary Public
Comm Exp Apr. 14, 2026

STATE OF Maryland
COUNTY OF Montgomery

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Cristina Owens-Berg

Subscribed and sworn to before me on this the 2nd day of September, 2025.

Notary Public

My Commission Expires: Oct 12th 2025

SEAL

NATASHA D SQUIRES
NOTARY PUBLIC
Comm. Exp. OCTOBER 12, 2025
MONTGOMERY COUNTY, MD

Tennessee Certification of Electronic Document

I, Yolande Battle, 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 9/2/2025 (date of document).

Yolanda Battle
Affiant Signature

9/2/2025
Date

State of Maryland
County of Montgomery

Sworn to and subscribed before me this 2nd day of SEPTEMBER 2025.

Notary's Signature

MY COMMISSION EXPIRES: OCT 12th 2025

NOTARY'S SEAL

