Name and Address of New Owner:
Maged Malk and Nashwa Ghattas
730 Patricia Drive
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1324441 DEEDWARR
09/19/2025 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $861.36
20250919-0075259

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 107-05-0-043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nerissa Wade, Administratrix of the Estate of Hanley J. Wade, Sr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maged Malk, a married man and Nashwa Ghattas, a married woman tenants in common**, "the Grantees," the following described real estate in Davidson County, Tennessee:

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

Being Lot No. 109 on the Plan of Bel-Air, Section 2, of record in Book 2900, Pages 29 through 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hanley J. Wade, Sr, unmarried, by Warranty Deed dated August 11, 1995 from Albert L. McAfee, Sr and wife, Clara D. McAfee, recorded August 22, 1995 in Book 9769, Page 804 in the Register's Office.

Hanley J. Wade, Sr. died intestate on November 16, 2024, and the Estate of Henry J. Wade, Sr., was admitted to the Probate division of the Circuit Court of Davidson County, Tennessee, Docket No. 25P22, which authorized Nerissa Wade as Administratrix of said Estate.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of September, 2025.

The Estate of Hanley J. Wade Senior
By: Nerissa Wade (SEAL)
Nerissa Wade, its Administratrix

STATE OF MARYLAND
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Nerissa Wade, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herselfto be the Administratrix of The Estate of Hanley J. Wade Senior, the within named bargainor, and she as such Administratrix being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of The Estate of Hanley J. Wade Senior, by herselfas Administratrix.

Witness my hand, at office, this 18th day of September, 2025.

Notary Signature
My commission expires:

LAURIELLE CAMPBELL
Notary Public - Maryland
Montgomery County
My Commission Expires Apr 11, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $232,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 18th day of September, 2025.

Notary Public
My commission expires:
File No. 2025-8078-RS

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9-19-2025 (date of document)

Affiant Signature

September 19, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 19 day of September, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202509190075259