Karen Johnson Davidson County
Batch# 1324452 DEEDWARR
09/19/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20250919-0075275

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-4619

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of September, 2025

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nada Mallak and Ghada Mallak **217 Scarlet Ridge Court** **Brentwood, TN 37027**	New Owner	181-02-0A-040.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tucker Bradford York, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nada Mallak, a single woman, and Ghada Mallak, a single woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A-12 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 supplemented by Instrument No. 20070801-0091466, in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Tucker Bradford York by Warranty Deed from Wynedka Palmer, a single woman of record in Instrument No. 20200603-0056954 Register's Office for Davidson County, Tennessee, dated April 22, 2020 and recorded on June 03, 2020.

Kate York is hereby joining in on the conveyance of this document to convey any and all maritial rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8211 Lenox Creekside Drive, Unit 12, Antioch, TN 37013

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 we so covenant with 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 is 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.

Dated this the 18th day of September, 2025.

Tucker Bradford York

Kate York

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 18th day of September, 2025, before me personally appeared Tucker Bradford York and Kate York, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

ELIZABETH SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-18-2029

Certificate of Authenticity

I, Joshua A. Terry, 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 9/18/2025.

Affiant Signature – Joshua A. Terry

9/19/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/19/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27