Karen Johnson Davidson County
Batch# 1326238 DEEDWARR
09/24/2025 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250924-0076164

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#G26-165-8

ADDRESS NEW OWNER:
Sherif Fouad
3048 Anderson Road
Nashville, TN 37217

SEND TAX BILL TO:
New Owner

Parcel ID:
150-06-0-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carmen A. Kelley and Andrew Kelley, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Sherif Fouad,** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land located 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(s) 165, as shown on the map entitles Cherry Hills, Section 8, of record in Plat 4660, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Carmen A. Kelley and Andrew Kelley, wife and husband by deed dated August 12, 2016 from Lynda L. Reznicek, recorded August 16, 2016, in Instrument Number 20160816-0085317, Register's Office for Davidson County, Tennessee.

This is improved property known as 3048 Anderson Road, Nashville, TN 37217. Possession is to be given on September 22, 2025.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22nd day of September, 2025.

Carmen A. Kelley

Andrew Kelley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Carmen A. Kelley and Andrew Kelley, wife and husband,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of September, 2025.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$360,000.00**.

AFFIANT

Subscribed and sworn to before me on this 22nd day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 9-28-2026

TONI-LEE CRAWLEY
Notary Public
STATE OF TENNESSEE

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 9/22/25.

John M. Lee, Attorney

Date: 9/22/25

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22 day of September 2025.

Notary Public

J. C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
8-31-2027