THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250952203** Karen Johnson Davidson County Batch# 1331701 DEEDWARR 10/08/2025 10:34:30 AM 3 pgs Fees: $18.00 Taxes: $851.00 20251008-0080319	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2025. Notary Public My Commission Expires: 11/15/2028

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Yazan Al Banna and Sally Abdallah 807 Lower Park Place Antioch TN 37013	Send Tax Bills To: New Owners	Tax Information: Tax Parcel ID No. 175-02-0B-157.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Louis Hollkamp Family Trust dated November 15, 1996** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yazan Al Banna and Sally Abdallah, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the Davidson County, Tennessee, being Unit No. 2102, as shown as Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed for record as Instrument Number 20081117-0113467, as further amended by Instrument Number 20130322-0028759, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Barbara Louis Hollkamp Family Trust Dated November 15, 1996 by Warranty Deed from Ole South Properties, Inc. of record in Instrument No. 20140717-0063437 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 17, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20081016-00104151 and Instrument No. 20081016-00104157, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Old Hickory Commons with By-Laws appended thereto, of record in Instrument No. 20070920-0112646, as amended in Instrument No. 20071213-0143334, as amended and restated by Declaration of Protective Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons with Charter and By-Laws appended thereto, in Instrument No. 20080317-0026338, as further amended in Instrument No. 20080710-0071087, Instrument No. 20081117-0113467, Instrument No. 20101222-0101832, Instrument 20130322-0028759, Instrument 20140207-0011094, Instrument No. 20190502-0040941, Instrument No. 20190502-0040940 and Instrument No. 20201103-0128180, and Amendment to amended and Restated Declaration of Protective Covenants in Instrument No. 20201120-0136581, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the

covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to all matters shown on the Plan attached as an Exhibit to the Amendment To Restated Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections One, Two and Three, of record in Instrument No. 20080317-0026338, in Instrument No. 20081117-0113467 and Instrument No. 20130322-0028759, in the Register's Office for Davidson County, Tennessee.
Conveyance of all Common Areas to HOA of record in Instrument No. 20080402-0032833, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement to Colonial Pipeline Company, a Delaware corporation of record in Book 3570, Page 11, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement(s) favor of United State of America of record in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20060307-0026092, in the Register's Office for Davidson County, Tennessee.
Easement(s) to Tennessee Telephone Company of record in Instrument No. 20080709-0070604 and Instrument No. 20081121-0114642, in the Register's Office for Davidson County, Tennessee.
Income restrictions set forth in Warranty Deed filed in Instrument Number 20160714-0072248, Register's Office for Davidson County, Tennessee.
Quitclaim to Metro Government of record in Instrument Number 20100303-0016291, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 807 Lower Park Place Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2025.

Barbara Louis Hollkamp Family Trust dated November 15, 1996

BY: Barbara Louis Hollkamp TRUSTEE
Barbara Louis Hollkamp, Trustee

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara Louis Hollkamp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Barbara Louis Hollkamp Family Trust dated November 15, 1996, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of September, 2025.

Notary Public Ilena Dunlop
My Commission Expires: 1-6-2026

BY Physical Presence



Ilena Dunlop
Notary Public
State of Florida
Comm# HH175094
Expires 1/6/2026

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 9/24/25.

Affiant Signature – Joshua A. Terry

10/7/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/7/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27