NEW OWNER:
WALID NAIF ABDALLA
2002 SECO LANE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1424

Map & Parcel
119130332.00

Space for Recorder's stamp

Karen Johnson — Davidson County
Batch # 1336227 — DEEDWARR
10/21/2025 09.53 02 AM — 3 pgs
Fees $18 00 Taxes $925 00
20251021-0083636

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LUIS A. ALVA** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **WALID NAIF ABDALLA** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 63, Plan of Pleasant View Subdivision of Mrs. McCombs Property, of record in Plat Book 421, Page 134, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to LUIS A. ALVA, by Deed from Charles Edward Roberts, Sr., as to his one-half (1/2) undivided interest, dated July 10, 2003, and of record in Instrument No. 20090611-0054290, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Edward Bay Roberts and Luis A. Alva, by Deed from Robert Sykes, Jr. and wife, Cathey B. Sykes, dated September 19, 1996, and of record in Book 10200, Page 554, Register's Office for Davidson County, Tennessee. Charles Edward Roberts, Sr. is one and the same person as Edward Bay Roberts.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **317 RADNOR STREET, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 421, Page 134, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 15th day of October, 2025.

LUIS A. ALVA

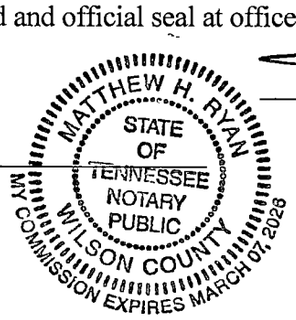
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LUIS A. ALVA**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of October, 2025.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

AFFIANT

Sworn to and subscribed to before me this 15th day of October, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026