Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $337,000.00

Affiant

Subscribed and sworn to before me this 6th day of November, 2025.

Notary Public
My commission expires: 11-21-2027

Karen Johnson Davidson County
Batch# 1342795 DEEDWARR
11/07/2025 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20251107-0088906

Address of New Owner:	Send Tax Bills to:	Tax Information
Ahmed Khalid Abdulqader 3406 Donna Kay Drive Nashville, TN 37211	A & D Mortgage, LLC 899 W. Cypress Creek Rd. Ft. Lauderdale, FL 33309	133-08-0-098

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nancy Ellen Loudenslager Cassell, Trustee of Nancy Ellen Loudenslager Cassell Revocable Living Trust dated July 19, 2016** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Ahmed Khalid Abdulqader and Sharmeen Gorgeen Younis, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 101 on the Plan of Section Four, Addition to Greenwood Hills, of record in Book 5210 Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy Cassell by deed from Thomas J. Buida of record in Book 9704 Page 605, Register's Office for Davidson County, Tennessee, and dated June 5, 1995. Nancy Cassell conveyed her interest to The Nancy Ellen Loudenslager Cassell Revocable Living Trust by Quitclaim Deed of record in Instrument No. 20160722-0075645, Register's Office for Davidson County, Tennessee, and dated July 19, 2016.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Greenwood Hills of record in Book 5210 Page 77 Register's Office for Davidson County, Tennessee.

This property is improved property known as 3404-3406 Donna Kay Drive, Nashville, TN 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of November, 2025.

Nancy Ellen Loudenslager Cassell Revocable Living Trust dated July 19, 2016

By: Nancy Ellen Loudenslager Cassell
Nancy Ellen Loudenslager Cassell, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Nancy Ellen Loudenslager Cassell, with whom I am personally acquainted, and who acknowledged themselves to be the Trustee of the Nancy Ellen Loudenslager Cassell Revocable Living Trust dated July 9, 2016, and as such Trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Nancy Ellen Loudenslager Cassell Revocable Living Trust dated July 19, 2016.

Witness my hand, at office, this 6th day of November, 2025.

Notary Public

My Commission expires: 12-22-2027

202511070088906

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 6th day of November, 2025

Dated ~~11/6/2025~~ 11/7/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this ~~6th~~ 7th day of November, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL