Karen Johnson Davidson County
Batch# 1350631 DEEDWARR
11/25/2025 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20251125-0093928

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$315,000.00** (Three Hundred Fifteen Thousand).

AFFIANT

Subscribed to and sworn before me this 21st day of November, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Daoud Youwakim 1141 Lakewalk Drive Antioch, TN 37013	Daoud Youwakim 1141 Lakewalk Drive Antioch TN 37013	164080A09800CO

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, **JEFFREY W. MORITZ, JR., AN UNMARRIED MAN AND JOHN N. PALMERO, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAOUD YOUWAKIM, A MARRIED MAN,** 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 TO WIT:

Land in Davidson County, Tennessee, being Lot No. 59 on the Final Plat of Hallmark, Section 2 of record in Instrument No. 20070308-0028982, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey W. Moritz, Jr., an unmarried man and John N. Palmero, an unmarried man, as joint tenants with right of survivorship, by deed from Infinity Home Builders, a Tennessee General Partnership, of record in Instrument No. 20131101-0113582, dated October 31, 2013 and recorded on November 1, 2013, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1141 LAKEWALK DRIVE** **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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 21st day of November, 2025

Jeffrey W. Moritz, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of November, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey W. Moritz, Jr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21st day of November, 2025.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

LTSR Number:

GTE File: 2025117618

WITNESS, this 19 day of November, 2025

John N Palmero
John N. Palmero

STATE OF Michigan)
COUNTY OF Berrien)

On this 19 day of November, 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John N. Palmero,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19 day of November, 2025.

Notary Public

Commission Expires: 11-14-29

MARY ANNE MOCK
Notary Public - State of Michigan
County of Cass
My Commission Expires Nov 14, 2029
Acting in the County of Berrien

LTSR Number:

GTE File: 2025117618

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 21, 2025.

J. Carlton Drumwright

November 21, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 21, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY