WARRANTY DEED

Karen Johnson
Batch # 1355155
12/08/2025 10 00 27 AM
Fees $13 00 Taxes $3,700 00

Davidson County
DEEDWARR
2 pgs

20251208-0097182

File #25-TL-1710-COMP

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 2025

Notary Public
MY COMMISSION EXPIRES

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JUNE 03, 2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ehab Isaac and Febronia Dawoud	**Fifth Third Bank, N.A.**	
(NAME)	(NAME)	**117 07 0 061.00**
1710 Stokes Lane	**5001 Kingsley Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Cincinnati, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN WAIDE AND BARBARA SANDERS, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EHAB ISAAC AND FEBRONIA DAWOUD, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 17 on the Plan of Block "A" on the Plat of WALTER STOKES HOMEPLACE, Plat Book 974, Page 92, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof

Being the same property conveyed to John Waide and Barbara Sanders, husband and wife, by Warranty Deed from Richard Thomas Bickell and Sara B Bickell, husband and wife, of record in Instrument No 20190401-0029178, in the Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 1, 2019

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALTER STOKES HOMEPLACE SUBDIVISION NO 1, as recorded in Plat Book 974, Page(s) 92
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1108, Page 76
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **1710 Stokes Lane, Nashville, TN 37215**

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 Wherever 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 my/our hand(s) this the 25 day of November, 2025

John Waide

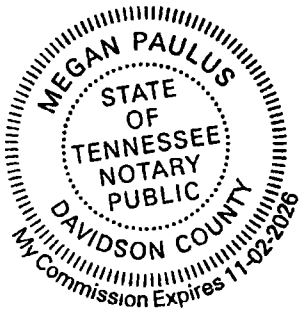
Barbara Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2025, before me personally appeared John Waide, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 25th day of November, 2025

Notary Signature
My commission expires



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2025, before me personally appeared Barbara Sanders, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 25th day of November, 2025

Notary Signature
My commission expires

