WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

DM-FW-25-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$61,750 00

JOSEPH SALIB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Tamer Abousaleeb **Josef Salib**	**New Owner**	
(NAME) **4969 Napoli Dr**	(NAME)	**163-00-0-023.01**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS)	
(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, **FREDERICK WEAVER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMER ABOUSALEEB, MARRIED AND JOSEF SALIB, MARRIED,** 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. 47 on the Plan of Shields Antioch Lands of record in Plat Book 57, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the property conveyed to Larry J Reasonover and wife, Johanna Reasonover, by Warranty Deed from John H. Bush and wife, Katie Morton Bush, of record in Book 3818, Page 170, Register's Office for Davidson County, Tennessee, dated September 22, 1964 and recorded on October 2, 1964

Being the same property conveyed to Laura Mae Braddy and James Braddy by Warranty Deed from Larry J Reasonover and wife, Johanna Reasonover, of record in Book 3822, Page 448, Register's Office for Davidson County, Tennessee, dated September 29, 1964 and recorded October 14, 1964

Being the same property conveyed to Frederick and Mardan Weaver by Quit Claim Deed from Laura Mae and James Braddy of record in Instrument Number 20060719-0086863, Register's Office for Davidson County, Tennessee dated July 15, 2006 and recorded on July 19, 2006

Mardan Devette Weaver died August 02, 2015 leaving Frederick Weaver as surviving tenant by the entirety

Frederick Weaver has since re-married, and the said property is not and has never been the martial residence for the Grantor and his/her current spouse.

This conveyance is subject to:
- Taxes for the year 2025, are now due and payable
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 111, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **Ottenville Ave, Antioch, Tennessee 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 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

Karen Johnson Davidson County
Batch # 1357536 DEEDWARR
12/12/2025 03 11 26 PM 2 pgs
Fees $13 00 Taxes $228 48

20251212-0099296

Witness my/our hand(s) this the 10th DAY OF DECEMBER, 2025

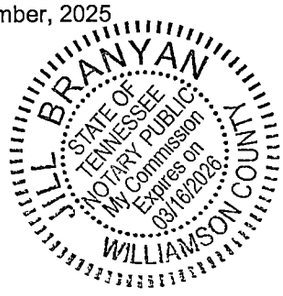
Frederick Weaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK WEAVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of December, 2025

Notary Public
My Commission Expires 03/16/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212