Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 17895

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1362187 DEEDWARR
12/29/2025 03:19:23 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20251229-0103078

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 10/21/2028 (AFFIX SEAL)

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abdulwahab Mohammed Omer	new owner	119-10-0-094
(NAME)	(NAME)	
2400 Haskell Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Hasan Al Hajjai and Mays Abbood aka Mays Abbas Abbood Suhailat, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Abdulwahab Mohammed Omer,** hereinafter called the GRANTEES, 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. 75 on the map of Hidden Acres Subdivision, as of record in Book 1130, Page 89, Register's office for Davidson County, Tennessee.

Said Lot No. 75 fronts 75 feet on the north side of Thompson Land and runs back between lines 243 feet on the east line and 259 feet on the west line to a dead line in the rear, measuring 76.5 feet theron.

Being the same property conveyed to Hasan Al Hajjai and Mays Abbood by deed of record in Instrument No. 20160208-0011924, Register's Office for Davidson County, Tennessee.

Mays Abbood aka Mays Abbas Abbood Suhailat.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 92 Thompson Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 23rd day of December, 2025.

Hasan Al Hajjai

Mays Abbood aka Mays Abbas Abbood Suhailat

State of Tennessee
County of Davidson

Personally appeared before me Hasan Al Hajjai and Mays Abbood aka Mays Abbas Abbood Suhailat, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of December, 2025.

Notary Public

My Commission Expires: 10/21/2028

File No.: 17895

