Karen Johnson Davidson County
Batch# 1373107 DEEDWARR
01/23/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260123-0006001

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-58

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of January, 2026

Notary Public

Commission Expires: 12.26.2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Malak Habeb, Noshy Barsoom, and Fadia Habeb 208 Overby Drive Antioch, TN 37013	New Owner	148-07-0-055.00

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,

Tennessee Affordable Housing LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Malak Habeb and wife, Fadia Habeb and Noshy Barsoom, tenants in common

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. 828, on the Plan of Cherokee Hills, Section 8, as of record in Plat Book 3700, page 154, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No 828 fronts 75.0 feet on the Easterly side of Overby Drive and runs back between parallel lines 150.0 feet each, to a line in the rear measuring 75.0 feet thereon.

Being the same property conveyed to Roger M. Hendricks & Joan C. Hendricks by Special Warranty Deed from HSBC Bank USA NA as Trustees for the Asset-Backed Pass-Through certificates Equity Loan Trust Series 2006-FM2, a corporation organizes and existing under the laws of the United States of record in Instrument No. 20080711-0071132 Register's Office for Davidson County, Tennessee, dated June 02, 2008 and recorded on July 11, 2008.

Being the same property conveyed to Tennessee Affordable Housing LLC by Quit Claim Deed from Roger M. Hendricks & Joan C. Hendricks of record in Instrument No. 20220525-0060661 Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on May 25, 2022.

Being the same property conveyed to Roger M. Hendricks & Joan C. Hendricks, & Tennessee Affordable Housing LLC by Quit Claim Deed from Tim Hendricks, as Manager, and on behalf of, Tennessee Affordable Housing LLC of record in Instrument No. 20221114-0121131 Register's Office for Davidson County, Tennessee, dated October 23, 2022 and recorded on November 14, 2022.

Being the same property conveyed to Tennessee Affordable Housing LLC by Quit Claim Deed from Roger M. Hendricks & Joan C. Hendricks, & Tennessee Affordable Housing LLC of record in Instrument No. 20240307-0015873 Register's Office for Davidson County, Tennessee, dated January 09, 2024 and recorded on March 07, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 208 Overby 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 22nd day of January, 2026.

Tennessee Affordable Housing LLC, a Tennessee Limited Liability Company

By: Timothy A. Hendricks, President
Timothy A. Hendricks, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Olga Lopez of the state and county mentioned, personally appeared Timothy A. Hendricks, President of Tennessee Affordable Housing LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Tennessee Affordable Housing LLC, the within named bargainor, a Limited Liability Company, and that such Timothy A. Hendricks, President of Tennessee Affordable Housing LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Brentwood, this 22nd day of January, 2026.

Olga Lopez
Notary Signature

Printed Name: Olga Lopez

My commission expires:_____

OLGA LOPEZ
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
04/04/2026
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Justin Foster 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 1-22-26 (date of document).

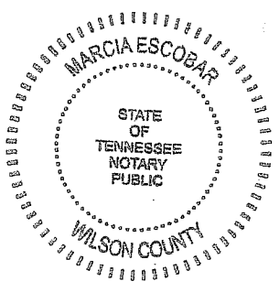
Affiant Signature

1-22-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of Jan, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027