Karen Johnson Davidson County
Batch# 1375280 DEEDWARR
02/03/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260203-0007276

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES:
2/26/29
(AFFIX SEAL)

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Abram Kamel	Southern Bancorp Bank	176-06-0A-052-00
(NAME) 5561 Hickory Woods Dr	(NAME) 401 Main St.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Arkadelphia, AR 71923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Jamille Yvonne Watts, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Abram Kamel, an unmarried man , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 1 of record in Instrument No. 20200422-0042094, a Revision of Instrument No. 20200122-0007826, 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 the same property conveyed to Jamille Ferguson Watts, a married woman by Warranty Deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20201209-0143421 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 09, 2020.

Being the same property conveyed to Jamille Yvonne Watts, unmarried by Quitclaim Deed from Jamille Yvonne Watts a/k/a Jamille Ferguson Watts, an unmarried woman who erroneously acquired title as married of record in Instrument No. 20240402-0022943

Register's Office for Davidson County, Tennessee, dated March 23, 2024 and recorded on April 02, 2024.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 5561 Hickory Woods Dr, Antioch, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of January, 20 26.

Jamille Yvonne Watts
Jamille Yvonne Watts

State of ~~TENNESSEE~~ Florida

County of Orange

Personally appeared before me, by audio-visual communication, the undersigned, an online Notary Public for the State and County the aforesaid, Jamille Yvonne Watts, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained. *via remote notarization who produced a TN Driver license

Witness my hand, at office this 23rd day of January, 2026

Notary Signature Yvenie Rowe
My commission expires: 06/14/2027

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Yvenie Rowe
Electronic Notary Public
State of Florida
Commission #: HH-411026
Commission Expires: 06/14/2027

#6972b8833a7cf292e0c5c044 - BlueNotary

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 January 22, 2026.

J. Carlton Drumwright

January 22, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 22, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY