Karen Johnson Davidson County
Batch# 1391550 DEEDWARR
03/11/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260311-0019463

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Y-BMR-26-5233

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)
Tawfeeq Adel Tawfeeq, Banaz Ayad Mohammad, and Nate Waleed	Same	
(NAME) **5233 Catspaw Dr.**	(NAME) Same	**183-05-0A-160.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Same	
(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, **CHELSE WACLAWIK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAWFEEQ ADEL TAWFEEQ AND BANAZ AYAD MOHAMMAD AND NATE WALEED,** 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. 113 on the Plan of Revision One, Phase Two, Section Five, October Woods, a Residential P.U.D., of record in Plat Book 9700, Page 439, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chelse Waclawik, single woman by Warranty Deed from Ronald S. McIntyre and wife, Lisa R. McIntyre of record in Instrument No. 20200416-0039874 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 16, 2020.

This conveyance is subject to:
- Subject to all matters shown on the P.U.D. Boundary of record in Plat Book 7900 Page 909, in the aforesaid Register's Office, Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 357 and Plat Book 9700, page 439, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9840, Page 276, Book 10181 Page 986, Book 10548 Page 501, Book 10548 Page 503, Book 11477 Page 748 and at Instrument No. 19991206-0300152, 20001003-0097964, 20020917-0113276, 20040121-0008040 and 20041119-0139281, Register's Office for Davidson County, Tennessee.
- By-Laws of October Woods HOA of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee.
- Charter of October Woods Homeowners' Association, Inc. of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8443, Page 75, Book 8443 Page 79, and Book 10766 Page 666 in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 9771, Page 560 and Book 10010, Page 50, in the Register's Office for Davidson County, Tennessee.
- Deed Restrictions of record in Book 5047, Page 656 and Book 5047 Page 661, in the Register's Office for Davidson County, Tennessee.
- Dedication of Perpetual Easement for Entrance Wall and Landscaping of record in Instrument Number 20050726-0087157, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to October Woods HOA of record in Instrument Number 20000425-0041127, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5233 Catspaw Dr., 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.

Witness my/our hand(s) this the 11th DAY OF MARCH, 2026.

Chelse Waclawik

Jacob Thompson

Jacob Thompson, spouse of Chelse Waclawik, hereby joins in this conveyance and does transfer and convey any and all marital interest Jacob Thompson may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHELSE WACLAWIK, 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 11th of March, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB THOMPSON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of March, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/11/2026 (date of document)

Regina Sullo

Affiant Signature

3/11/2026

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 11 day of March, 20 26

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

