Karen Johnson Davidson County
Batch# 1392376 DEEDWARRSP
03/12/2026 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20260312-0019825

Prepared By:	Record and Return To:	Mail Tax Statements to: Owner
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Albertelli Law 4725 West Sand Lake Road, Suite 105 Orlando, FL 32819	Othman Altaweel 3346 Oak Trees Court Antioch, TN 37013

Order Number: ATN21-82665.02

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Fannie Mae, A/K/A Federal National Mortgage Association**, for Five Hundred Thirty Five Thousand Dollars and 00/100 ($535,000.00) and other valuable consideration paid, warrants the title against all persons claiming under me and does hereby convey unto the Grantee(s), **Othman Altaweel, an unmarried person,** whose address is 3346 Oak Trees Court, Antioch, TN 37013 , the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 281, on the Plan of Section Two, Apple Valley, a Residential Planned Unit Development. of record in Instrument Number 20031204-0174333, Register's Office for Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 182 12 0A 041.00
Street address of property: 7309 Smokey Hill Road, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20211013-0137455 in the Register's Office, Davidson County, Tennessee.

Signed this 25 day of February, 2026

Signature of Grantor:

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, by Albertelli Law as Attorney in Fact, POA and Corp. Res. recorded as Document #24035705 of the Public Records of Shelby County, Tennessee.

By Matthew Verducci
, Authorized Signer for Albertelli Law as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association

STATE OF FLORIDA COUNTY OF HILLSBOROUGH, SS:

BE IT REMEMBERED That on this 25 day of February, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Matthew Verducci as Authorized Signer for Albertelli Law, as attorney in fact for Fannie Mae, A/K/A Federal National Mortgage Association, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

MIGDALIA GINA BARROSO
Commission # HH 686104
Expires June 9, 2029

County Parcel number: 182 12 0A 041.00
Street address of property: 7309 Smokey Hill Road, Antioch, TN 37013

Oath of Consideration

I or we, **Matthew Verducci**, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 535,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 25 day of February, 2026

Signatures of Affiant(s):

Sworn and subscribed before me this 25 day of February, 2026

Notary Public

MIGDALIA GINA BARROSO
Commission # HH 686104
Expires June 9, 2029

Tennessee Certification of Electronic Document

I, Antonio Bennato, 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 2/25/2026 (date of document).

A Bennato
Affiant Signature

3/11/2026
Date

State of CALIFORNIA

County of ORANGE

Sworn to and subscribed before me this 11 day of MARCH, 2026

Mathew G Fortier
Notary's Signature

MY COMMISSION EXPIRES: JUNE 8/2029

NOTARY'S SEAL

MATHEW G. FORTIER
Notary Public - California
Orange County
Commission # 2522594
My Comm. Expires Jun 8, 2029