Karen Johnson Davidson County
Batch# 1414909 DEEDWARR
05/01/2026 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20260501-0039026

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9471-WE

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April 2026.

Notary Public

MY COMMISSION EXPIRES: 3.20.28

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hadeel Mohamed Abouhasira	Citibank NA	
161 Kenner Avenue	1000 Technology Drive	116-04-0-020.00
Nashville, TN 37205	O'Fallon, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

Jimmie Beasley and Cheryl Beasley, husband and wife, and Jennifer Nicole Hart, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hadeel Mohamed Abouhasira,

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 the Southerly one half of Lot No. 66, on the Plan of Kenner-Manor Land Co's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for said County.

Said part of Lot No. 66 fronts 50 feet on the Westerly side of Kenner Avenue and runs back between parallel Lines 200 feet to a dead line in the rear on which it measures 50 feet thereon.

Being the same property conveyed to Jimmie Beasley and Cheryl Beasley, husband and wife and Jace Everett Beasley and Jennifer Nicole Hart, husband and wife, as tenants in common with right of survivorship by Warranty Deed from James Rudolph Trudel, unmarried, of record in Instrument No. 20220908-0100642 Register's Office for Davidson County, Tennessee, dated September 02, 2022 and recorded on September 08, 2022.

Jace Everett Beasley and Jennifer Nicole Hart have since divorced in the Circuit Court for Davidson County, Tennessee (Docket No 25D1627). Pursuant to the Final Decree in such action, Jace Everett Beasley is divested of any and all marital interest in the herein-described property and said interest is reinvested in Jennifer Nicole Hart. A certified copy of the Final Decree is recorded contemporaneously herewith, of record in Instrument No. 202605010039025, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **161 Kenner Avenue, Nashville, TN 37205**

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 our hands this the 24 day of April, 2026.

Jimmie Beasley

Cheryl Beasley

Jennifer Nicole Hart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jimmie Beasley and Cheryl Beasley**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of April, 2026

My Commission expires: _____ Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Nicole Hart,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of April, 2026

My Commission expires: _____ Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/24/26. (date of document).

Affiant Signature

4/30/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

