Prepared By:
Adria Bonniville
North Alabama Title & Escrow LLC
1023 Old Monrovia Road NW
Huntsville, AL 35806

Karen Johnson Davidson County
Batch# 1414979 DEEDWARR
05/01/2026 04:17:30 PM 6 pgs
Fees: $33.00 Taxes: $1,165.50
20260501-0039134

After Recording Return To:
Mina Saad Azrek
2908 Mossdale Drive
Antioch, TN 37013

Reference Number: 26-1091

Space Above This Line for Recorder's Use

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Three Hundred and Seventeen Thousand and 00/100 Dollars($317,000.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged to **Barry L. Sloan and Mary Beth Sloan**, a Married Couple, residing at 112 Aurora Cir, County of Lincoln, City of Fayetteville, State of Tennessee 37334 (hereinafter known as the "Grantors") hereby bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer, and convey unto **Minda Saad Azrek**, an unmarried person, residing at 2908 Mossdale Drive, County of Davidson, City of Antioch, State of Tennessee 37013 (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 285 of Cherry Hills Subdivision, Section 4, of record in Book 4460, page 21, Register's Office for said County.

Said Lot No. 285 fronts 80 feet on the northerly margin of Mossdale Drive and extends back 167 feet on the easterly line and 167 feet on the westerly line to a dead line in the rear measuring 80 feet thereon.

Being the same property conveyed to Barry L. Sloan and Mary Beth Sloan by Quit-Claim Deed from Barry L. Sloan dated 09/20/2016 and filed on 09/29/2016 in Book 20160929, Page 0102904 in the Register's Office of Davidson County, Tennessee.

Tax Parcel: 150-01-0-248.00

The above-described property is improved property having a street address of 2908 Mossdale Drive, Antioch, TN 37013

See attached Exhibit A for Rise Up Retention Language

Subject to: Taxes for the Tax Year 2026 and subsequent years, and Subject to any Restrictions, Easements, Rights-of-Ways, Mineral Rights, either Recorded or Unrecorded

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, his/hers/their successors and assigns in fee simple forever.

Grantors covenants that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be executed on this 29th day of April, 2026.

Barry L. Sloan

STATE OF TENNESSEE
COUNTY OF LINCOLN

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Barry L. Sloan, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 29th day of April, 2026.

Notary Public
My Commission expires: 5/27/29

ADRIA BONNIVILLE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF LINCOLN

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of April, 2026.

X Mary Beth Sloan
Mary Beth Sloan

STATE OF TENNESSEE
COUNTY OF LINCOLN

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Mary Beth Sloan, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 29th day of April, 2026.

Notary Public
My Commission expires: 5/27/29

ADRIA BONNIVILLE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF LINCOLN

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is ~~$317,000.00.---~~ $315, 000.00

Subscribed and sworn to before me this 29 day of April, 2026.

Notary Public
My Commission expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 4/29/26.

Holly

Affiant Signature

4/29/26

Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 29 day of April, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026