Karen Johnson Davidson County
Batch# 1415584 DEEDWARR
05/05/2026 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,287.60
20260505-0040108

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-1540

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of May, 2026

Notary Public

Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Husam Alhawamdeh 4832 Bowfield Drive Antioch, TN 37013	A+D Mortgage 899 W. Cypress Creek Rd. Ft. Lauderdale, FL 33309	149-13-0-036.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Daniel Frank Holderby and Katie Reagan Holderby, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Husam Alhawamdeh, A Single Man

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 Lot No. 179 on the Plan of Debra Heights, Section Two, of record in Plat Book 3700, Page 39 amended in Book 3977, Page 632, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Daniel Frank Holderby and Katie Reagan Holderby, husband and wife by Warranty Deed from Levi J. Dinger and Alyssa A. Dinger, husband and wife of record in Instrument No. 20210429-0057583 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on April 29, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4832 Bowfield Drive, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the ~~4th~~ 1ST day of May, 2026.

Daniel Frank Holderby

Katie Reagan Holderby

STATE OF INDIANA
COUNTY OF LAKE

I, a Notary Public, hereby certify that Daniel Frank Holderby and Katie Reagan Holderby whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the ~~4th~~ 1ST day of May, 2026.

Signature of notarial officer

Title and rank NOTARY PUBLIC

My commission expires: 7/8/33

CATHY L ALLEN
Notary Public
Lake County - State of Indiana
Commission Number NP0764491
My Commission Expires Jul 8, 2033

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 May 4, 2026.

J. Carlton Drumwright

May 4, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 4, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY