| | |
|---|---|
| **WARRANTY DEED**<br>Karen Johnson Davidson County<br>Batch # 1418805 DEEDWARR<br>05/11/2026 02:27:15 PM 2 pgs<br>Fees: $13.00 Taxes: $1,576.20<br>20260511-0042382<br>File No. BC-26-396 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2026.<br>Notary Public<br>MY COMMISSION EXPIRES 7/16/26<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Samir Hindieh and Widad Almasri | Rocket Mortgage, LLC | |
| (NAME) | (NAME) | |
| 557 Holt Valley Rd | 1050 Woodland Ave | 128-11-0-023.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Detroit, MI 48226 | |
| (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, I/WE, **JUDITH L. FOPPIANO, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMIR HINDIEH AND WIDAD ALMASRI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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.19 on the Plan of Holt Meadows, of record in Plat Book 4300, Page 174, 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 Judith L. Foppiano, married by Warranty Deed from Aiko Rigby, as the surviving tenant by the entirety of record in Instrument No. 20171204-0123567 Register's Office for Davidson County, Tennessee, dated November 29, 2017 and recorded on December 04, 2017.**

**David R. Franey hereby joins this conveyance to convey any and all marital interest he has in said property.**

**This is property more commonly known as 557 Holt Valley Rd, Nashville, TN 37221.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 8th day of May, 2026.

**Judith L. Foppiano**

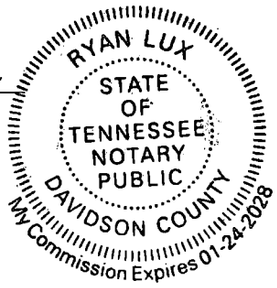
**David R. Franey**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of May, 2026, before me personally appeared Judith L Foppiano and David R Franey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of May, 2026.

Notary Signature
My commission expires:




Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WCR-26-557