Karen Johnson Davidson County
Batch# 1419840 DEEDWARR
05/13/2026 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20260513-0043021

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-38230-26

WARRANTY DEED

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES MAY 14, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of MAY, 2026

NOTARY PUBLIC

My commission expires: 5/14/29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohamed Adbel-Khalik 508 Deekmont Lane Brentwood, TN 37027	Same address as new owner	043-13-0-058.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY TWO THOUSAND AND 00/100 Dollars ($292,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID W. PRUITT, SR. AND PATRICIA R. PRUITT, HUSBAND AND WIFE**, Hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MOHAMED ADBEL-KHALIK**, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 54 on the Plan of Forest Park Subdivision, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David W. Pruitt, Sr., and wife, Patricia R. Pruitt, from Carl T. Brown by Warranty Deed dated May 12, 1995 and recorded May 15, 1995 in Book 9671, page 14, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 244 East Old Hickory Boulevard, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 8th day of May, 2026

GRANTOR(S)

David W. Pruitt Sr

David W. Pruitt, Sr.

Patricia R Pruitt

Patricia R. Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David W. Pruitt, Sr. and Patricia R. Pruitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of MAY, 2026_.

Notary Public

JASON C. NGUYEN

Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8, 2026 (date of document).

Jennifer Pennell

May 12, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 12, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal