Karen Johnson Davidson County
Batch# 1424565 DEEDWARR
05/22/2026 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20260522-0046904

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $374,000

_____ Affiant Signature

Subscribed and sworn to before me on this the 12 Day of May, 26.

_____ Notary Public
My Commission expires 12 / 26 / 2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Ray A. McKelvy & Robyn C.A. McKelvy
225 London Lane,
Franklin, TN 37067

SEND TAX BILLS TO:
Ray A. McKelvy & Robyn C.A. McKelvy
225 London Lane,
Franklin, TN 37067

MAP AND PARCEL NUMBER: 137130A09100CO

WARRANTY DEED

26NT00900

Effective the 12 Day of May, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Abdul Altimimi

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ray A. McKelvy & Robyn C.A. McKelvy, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Final Plat, Section One, Peninsula Point, A Planned Unit Development of record in Plat Book 9700, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Abdul Altimimi from Patricia A. Mitchell, single, and Altron Chatman, single, by Warranty Deed dated 03/28/2022 and recorded 04/29/2022 in Instrument No. 20220429-0049929, Register's Office of said County.

This is an improved property commonly known as: 3409 Milbridge 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 12 day of MAY, 2026

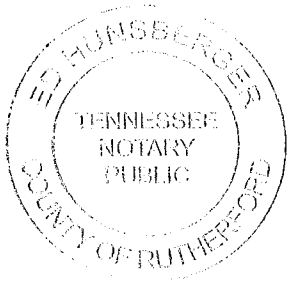
Abdul Altimimi

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Abdul Altimimi,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1 / 22 / 2030



Tennessee Certification of Electronic Document

I, Justin Foster 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 5-12-26 (date of document).

Affiant Signature

5-12-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of May, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027