Karen Johnson Davidson County
Batch# 1442685 DEEDWARR
07/06/2026 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $192.40
20260706-0060785

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $52,000.00.

Jennifer Russell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of June, 2026.

Linzie Hahn
NOTARY PUBLIC

My commission expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mohammed Alsadoon (NAME)	New Owner (NAME)	048.00-0-082.00
4821 Peppertree Rd. (ADDRESS)	(ADDRESS)	
Antioch TN 37013		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Elliott Andrew Lakin, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mohammed Alsadoon**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A Tracts of land lying in the Second (2nd) Civil District of Davidson County, Tennessee, formerly the Fourteenth (14th) Civil District. Being bounded on the North by Dry Fork Road, on the South by Carrie B. Reeves Etux. And David Pegram, and on the West by The Proctor Family Partnership and being more particularly described as follows:

Beginning at a point in the Centerline of Dry Fork Road, at the Northeasterly property corner of The Proctor Family Partnership, (Deed Book 9562, Page 262, Register's Office for Davidson County, Tennessee); being the Northwesterly property corner of the herein described Tract; thence,

1. With the Centerline of said Dry Fork Road, South 51°47'25" East, 55.15 feet to a point; thence,
2. Continuing with the Centerline of said Dry Fork Road, with a curve to the left having a radius of 963.07 feet, a central angle of 08°08'51", for an arc length pf 136.95 feet to a point; said curve has a chord bearing and distance of South 55°51'50" East, 136.83 feet; thence,
3. Continuing with the Centerline of said Dry Fork Road, South 60°32'40" East 109.93 feet to point; thence,
4. Continuing with the Centerline of said Dry Fork Road South 60°52'12" East 467.30 feet to a point; thence,
5. Continuing with the Centerline of said Dry Fork Road, with a curve to the left having a radius of 373.20 feet, a central angle of 20°53'14", for an arc length of 136.05 feet to a point; said curve has a chord bearing and distance of South 69°42'23" East, 135.30 feet; thence,
6. Continuing with the Centerline of said Dry Fork Road, South 82°12'45" East, 85.30 feet to a point at the Northeasterly property corner of Carrie B. Reeves Etux. (Instrument No. 20150924-0097016, Register's Office for Davidson County, Tennessee); thence,
7. Leaving the Centerline of said Dry Fork Road, and with the Northerly property line of said Carrie B. Reeves, South 83°41'37" West, 127.29 feet to an iron road (Found) in Northerly property line of said Carrie B. Reeves; thence,

8. Continuing with the Northerly property line of said Carrie B. Reeves, North 83°38'58" West, 484.18 feet to an iron rod (Found) in the Northerly property line of David Pegram (Instrument No. 20160811-0083455, Register's Office for Davidson County, Tennessee); thence,
9. With the Northerly property line of said David Pegram, North 83°20'53" West 362.07 feet to an iron road (Found) in the Easterly property line of the aforementioned Proctor Family Partnership; said point being the Northwesterly property corner of said David Pegram; thence,
10. With the Easterly property line of said Proctor Family Partnership, North 14°29'07" East, 381.53 feet to the Point of Beginning.

The above-described property contains 140,879 square feet of 3.23 acres more or less, as calculated by the above courses and distances. Survey prepared by JTA Land Surveying, Inc. on January 30, 2019 with Job No. 2018-786

Being the same property conveyed to Elliott Andrew Lakin, an unmarried man by deed from Ethan Johnson and Alyssa Graham Johnson, husband and wife, of record in Instrument No. 20250812-0063987 dated July 30, 2025, said Register's Office.

This property is _X_unimproved __improved property known as: 0 Dry Fork Road, Whites Creek, TN 37189.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of June, 2026.

Elliott Andrew Lakin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elliott Andrew Lakin, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2026.

Notary Public
My Commission Expires: 4-1-30

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Danielle Watson, 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 6/30/24.

Date

Affiant Signature

6/30/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 30 day of June, 2024.

Notary's Signature

My Commission Expires:

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029