Karen Johnson Davidson County
Batch# 1468707 DEEDWARR
09/04/2026 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260904-0082337

WARRANTY DEED

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2026.

Notary Public

MY COMMISSION EXPIRES: 11.5.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jorge A. Morales Henao and Jeimy Catherine Tavera Nieva	**NEW OWNERS**	**175-02-0B-050.00-CO**
(NAME) **1532 Sprucedale Drive**	(NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED, WE, **Fahmi Abdullah and Fatimah Najm, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO **Jorge A. Morales Henao and Jeimy Catherine Tavera Nieva, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being all of Unit No. 401, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two & Three, of record in Instrument No. 20081117-0113467, as further amended by Instrument No. 20130322 0028759, and as further amended by Instrument No. 20140207-0011094, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Fahmi Abdullah, A Married Man by Warranty Deed from Crystal R. Allen, Unmarried of record in Instrument No. 20211116-0152230 Register's Office for Davidson County, Tennessee, dated November 04, 2021 and recorded on November 16, 2021.

The said Fatimah Najm joins in this conveyance to convey any rights, title, or interest to the property.

This is ( ) **unimproved** (x) **improved** property known as: **1532 Sprucedale 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 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 my/our hand (s) this the 17th day of August, 2026.

Fahmi Abdullah

Fahmi Abdullah

Fatimah Najm

Fatimah Najm

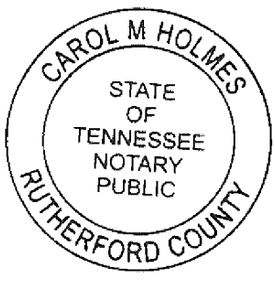
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 17th day of August, 2026, before me personally appeared Fahmi Abdullah and Fatimah Najm, 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 17th day of August, 2026.

Carol M Holmes

Notary Signature
My commission expires: 6/2/30



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/17/26 (date of document).

Connie Taylor
Affiant Signature

8/17/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY