# WARRANTY DEED

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

DM-SK-26-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/13/28 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1468861 DEEDWARR
09/04/2026 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260904-0082530

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Imad Aboujawdah and Christina Ciesla** | New owners | |
| (NAME) | (NAME) | **021 00 0169.02** |
| 3734 Red Hawk CT | | |
| (ADDRESS) | (ADDRESS) | |
| Simi Valley, CA 93063 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEAN KELLY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IMAD ABOUJAWDAH AND CHRISTINA CIESLA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being more particularly described, as follows:

Beginning at a point in the center of the old Eatons Creek Road in the 14th District of said County and State and being Alvin F. Kolz N.E. corner; thence North 880 W. 1364 feet to a point in Arrington and Boyte's line; thence N. 20 E. 975 feet to a point, Corner to William L. Kolz; thence South 880 E. 704 feet to a point; thence S. 20 E. 525 feet to a point; thence with William L. Kolz's South line S, 88 E. 660 feet to a point in the center of old Eaton's Creek Road; thence with the center of the same, S. 20 W. 450 feet to the point of beginning, containing 22.58 A. according to a survey of C. J. Carney dated July 4, 1964 and being a part of the same land conveyed to Matilda Kolz by Alvin F. Kolz et al as is recorded in Book 2011, Page 585, RODC, Tennessee.

Included in the above description but expressly excluded is the following tract of land, being more particularly described as follows:

Being all of Lot 1 of 5989 Kolz Lane Partition Plat, Final Plat, as shown on plat of record in Plat 20231220-0098210, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed by Warranty Deed from Revision Homes, LLC to Sean Kelly, recorded July 25, 2022, as Instrument No. 20220725-0084780 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $750,000.00.

This being investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2307 or other similar statute therein.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Kolz Lane, Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25 DAY OF AUGUST, 2026.

Sean Michael Patrick Kelly

Sean Kelly

STATE OF NEW YORK
COUNTY OF CLINTON

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

Witness my hand and official seal, this the 25th of August, 2026.

William T. Grones

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# Certificate of Authenticity

I, Joshua A. Terry, 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 8/25/2026.

Affiant Signature – Joshua A. Terry

8/31/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27