Karen Johnson Davidson County
Batch# 1480693 DEEDWARR
10/05/2026 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $362.60
20261005-0091559

Name and Address of New Owner:
Devon Bank Inc.
6445 N. Western Ave
Chicago IL 60645

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 151090B08600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nejib Adem and Ziada Kedir, husband and wife,** "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Devon Bank Inc., an Illinois Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 83 on the plan of PHASE 2, LAKESIDE COVE AT PERCY PRIEST, as shown by plat of record in Instrument No. 200511020132676, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Previous deed erroneously stated the phase of the property as Phase 1-B, the correct phase is Phase 2.

BEING the same property conveyed to Nejib Adem and Ziada Kedir, husband and wife by Warranty Deed from Micky Baugus and Tracie Baugus, husband and wife, dated December 21, 2011, of record in Instrument No. 20111227-0100645, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 5409 Skip Jack Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21 day of September, 2026.

_____(SEAL)
Nejib Adem

_____(SEAL)
Ziada Kedir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of September, 2026, before me personally appeared Nejib Adem and Ziada Kedir, 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 21 day of September, 2026.

_____
Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $98,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of September, 2026.

_____
Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 9/24/24 (date of document).

Affiant Signature

9/25/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of Sept, 2024.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature

MY COMMISSION EXPIRES: 3/16/2030

NOTARY'S SEAL