Karen Johnson Davidson County
Batch# 1483300 DEEDWARRSP
10/12/2026 02:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20261012-0093698

This Instrument Prepared By:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
1077 EAST TRINITY LANE #203
NASHVILLE, TN 37216

SPECIAL WARRANTY DEED

Exempt Pursuant to T.C.A. Code

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ADAM AL-HAJJAJ, SINGLE	ADAM AL-HAJJAJ	053 16 0 222.00
604 ELLIS CT	604 ELLIS CT	
OLD HICKORY, TN 37138	OLD HICKORY, TN 37138	

This Deed executed this 25 day of September 2026, for and in consideration of **Three Hundred Forty-Five Thousand and 00/100 Dollars ($345,000.00),** cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BLACKWELL PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY** has/have this day bargained and sold, and do hereby transfer and convey unto the said **ADAM AL-HAJJAJ, SINGLE**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

BEING LOT NO. 8 ON THE PLAN OF KENWOOD ESTATES, AS OF RECORD IN PLAT BOOK 9700, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Being the same premises conveyed to BLACKWELL PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY by Deed dated 06/09/2022, and recorded on 06/23/2022 as Instrument No. 20220623-0071696 in the Register of Deeds Office for DAVIDSON County, Tennessee.

Property known as: **604 ELLIS CT, OLD HICKORY, TN 37138**.

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 hand this 25 day of September, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BLACKWELL PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____

Name: Jamie Morosss

Title: Authorized Signatory

STATE OF NY)
COUNTY OF NY)

The foregoing instrument was acknowledged before me this 25 day of September, 2026, by Jamie Morosss, who is personally known to me (or satisfactorily proven) to be the Authorized Signatory of **BLACKWELL PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY** the _____ herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

ESTELLA AGABABAEV
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in KING County
01AG6439287
MY COMMISSION EXPIRES 08/22/2030

_____
Notary Public
My Commission Expires: 8/22/2030

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 8 ON THE PLAN OF KENWOOD ESTATES, AS OF RECORD IN PLAT BOOK 9700, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Parcel ID: 053 16 0 222.00

Commonly known as 604 Ellis Ct, Old Hickory, TN 37138
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a General Warranty Deed recorded in Instrument: 20220623-0071696 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Susan Johns, 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 9/25/2026 (date of document).

Affiant Signature

10/12/26

Date

State of PA

County of Bucks

Sworn to and subscribed before me this 10th day of Oct, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Kathleen Smith, Notary Public
Philadelphia County
My Commission Expires December 12, 2027
Commission Number 1440742