WARRANTY DEED

Karen Johnson Davidson County
Batch# 814532 DEEDWARR
03/03/2022 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220303-0024017

File No. BC-22-1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fahim Eryan and Osama Hezkyal	Fahim Eryan & Osama Hezkyal	
(NAME)	(NAME)	
2101 12th Avenue North	2323 Dickerson Pike	081-07-0-079.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Build Trust Construction LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fahim Eryan, married and Osama Hezkyal, married**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of C. E. Raymond's Subdivision of Lot No. 22 of Owens Buena Vista Plan, as of record in Book 57, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the Westerly side of 12th Avenue, North, formerly Songster Street, and runs back between parallel lines 145 feet along the Northerly margin of Cass Street, to an alley.

Being the same property conveyed to Build Trust Construction LLC, a Tennessee limited liability company by Warranty deed from Catherine Darlene Smith, an unmarried woman and Paul Bracy Smith, an unmarried man of record in Instrument No. 20220218-0019354, Register's Office for Davidson County, Tennessee, dated February 8, 2022 and recorded on February 18, 2022

This is property more commonly known as 2101 12th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 8th day of February, 2022.

Build Trust Construction LLC, a Tennessee Limited Liability Company

By: _____
Mina Naguib, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared Mina Naguib, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Build Trust Construction LLC, the within named bargainor, a Limited Liability Company, and that such Mina Naguib as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 8th day of February, 2022.

_____
Notary Signature
My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **February 8, 2022**.

Affiant Signature

February 8, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

8th day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

