(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

DEBRA OAKLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/21/26
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-21-26
(AFFIX SEAL)

JM-BMR-22-3302

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ismael Nabor	New Owner	
(NAME)	(NAME)	**096-16-0-199.00**
3302 Percy Priest Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **FAYZEH MAHMOUD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISMAEL NABOR, A MARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 250-B on the Plan of Zone Lot Division of Lots 248, 249, 250, 251, 252 and 253, Section 3, Larchwood of record in Plat Book 6250, Page 524, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Waleed Baha Naser, an unmarried man by Quitclaim deed from Fayzeh H. Mahmoud, a married woman of record in Instrument No. 20170324-0028949 Register's Office for Davidson County, Tennessee, dated March 22, 2017 and recorded on March 24, 2017.

Being the same property conveyed to Fayzeh Mahmoud by Quitclaim deed from Waleed Baha Naser of record in Instrument No. 20220513-0055327 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 13, 2022.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 540, revised in Book 6250, Page 524, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6076, Page 69, as amended in Book 6122, Page 482, and corrected in Book 6497, Page 956, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance to Metro Government for Sanitary Sewer of record in Book 7681, Page 611, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Water Main of record in Book 7681, Page 617, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3302 Percy Priest Dr, Nashville, Tennessee 37214**.

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.

Karen Johnson Davidson County
Batch# 904418 **DEEDWARR**
08/17/2022 11:03:37 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20220817-0093213

Witness my/our hand(s) this the 12th DAY OF AUGUST, 2022.

FAYZEH MAHMOUD
Fayzeh Mahmoud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FAYZEH MAHMOUD, 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 12th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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