Karen Johnson Davidson County
Batch# 990471 DEEDWARR
04/11/2023 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230411-0026292

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $330,000.00 Affiant Subscribed and sworn to before me, this 31st day of March, 2023. Notary Public My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/24

WARRANTY DEED

Address New Owner: John Gobran and Heba Narouz 816 Harvest Grove Drive Nashville, TN 37013	Send Tax Bills to: ~~New Owner~~ John Gobran 5039 Napoli Dr. Mt. Juliet, TN 37122	Tax Information: Tax Parcel ID No. 164-07-0A-219-00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEAN A. BASINER LIVING TRUST DATED MARCH 24TH, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOHN GOBRAN AND HEBA NAROUZ, HUSBAND AND WIFE** (collectively "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Harvest Grove, Section Three of record in Plat at Instrument No. 20160429-0042362, 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 Jean A. Basiner, an unmarried person by Warranty deed from Ole South Properties, Inc., a Tennesse Corporation of record in Instrument No. 20170117-0004576 Register's Office for Davidson County, Tennessee, dated January 10, 2017 and recorded on January 17, 2017.

Being the same property conveyed to Jean A. Basiner, Trustee of the Jean A. Basiner Living Trust dated March 24, 2020 by Quitclaim deed from Jean A. Basiner, an unmarried person of record in Instrument No. 20200409-0037806 Register's Office for Davidson County, Tennessee, dated March 24, 2020 and recorded on April 09, 2020.

This is unimproved property commonly known as: **816 Harvest Grove Drive Nashville, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2023.

JEAN A. BASINER LIVING TRUST DATED MARCH 24TH, 2020

Jean A. Basiner

JEAN A. BASINER, TRUSTEE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JEAN A. BASINER,** 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 the trustee of **JEAN A. BASINER LIVING TRUST DATED MARCH 24TH, 2020** and that such person, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 31st day of March, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires:

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 31, 2023.

J. Carlton Drumwright

March 31, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 31, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY