Karen Johnson Davidson County
Batch# 1056425 DEEDWARR
10/03/2023 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20231003-0077574

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Fawzy Naeim Ghobrial
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF Sept., 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fawzy Naeim Ghobrial	New owner	
(NAME)	1097 Kirkpark Ct (NAME)	105-07-0-174.00
1097 Kirkpark Ct. (ADDRESS)	(ADDRESS)	
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	Nolensville, TN 37135 (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, **Hassan Eslami**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fawzy Naeim Ghobrial,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 the north 50 feet of the South 150 feet of the East 1/2 of Block "B" on the Plan of Merritt Lands of record in Minute Book N, Page 241, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the westerly margin of Rains Avenue 100 feet northerly from the northerly margin of Merritt Avenue; thence with the westerly margin of Rains Avenue northerly 50 feet; thence at right angles, 150 feet to the easterly margin of an alley; thence with said alley southerly 50 feet; thence easterly 150 feet to the beginning.

Being the same property conveyed to Hassan Eslami by Warranty deed from Thomas L. Baldassare of record in Instrument No. 20050825-0101823 Register's Office for Davidson County, Tennessee, dated August 18, 2005 and recorded on August 25, 2005. Being also known as 109 Rains Ave Nashville, Tennessee 37203. *Grantor warrants that this property is not his primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 109 Rains Ave Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 29 day of September, 2023.

Hassan Eslami

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Hassan Eslami**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of September, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly K Mason, 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 9/29/23.

Holly K

Affiant Signature

9/29/23

Date

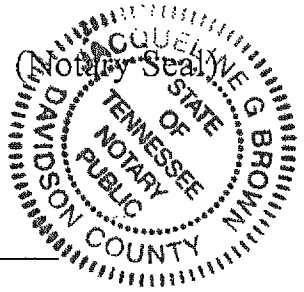
State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of September, 2023

Jacqueline G Brown

Notary's Signature

(Notary Seal)



My Commission Expires: 11/3/25