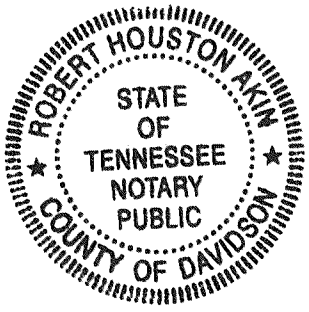
Karen Johnson Davidson County
Batch# 1060897 DEEDWARR
10/16/2023 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231016-0081026

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 615 Main Street, Ste. B25, Nashville, TN 37206

File No.: 23-9-0318-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Yousef Yousef, Boula Yousef, and Kerolos Yousef	Yousef Yousef	05914024300
(NAME)	(NAME)	
755 Moormans Arm Road	755 Moormans Arm Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Nashville, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, 755 MOORMANS ARM RD INC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YOUSEF YOUSEF AND BOULA YOUSEF AND KEROLOS YOUSEF, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being described according to a boundary survey by Allen R. Trumbo, Jr., Registered Land Surveyor No. 1127, dated March 20, 1997, as follows:

Beginning at a concrete monument situated in the Northerly margin of Moormans Arm Road, said point being the Northeast corner of the Mary H. Rodgers property of record in Book 9539, Page 802, Register's Office for Davidson County, Tennessee; thence along said road, North 66° 30' 00" East, a distance of 49.96 feet to an iron rod; thence South 30° 17' 22" East, a distance of 149.87 feet to an iron rod; thence

South 66° 44' 52" West, a distance of 49.86 feet to an iron rod; thence North 30° 20' 06" West, a distance of 149.67 feet to the point of beginning and containing 7,420.370 square feet or 0.170 acres of land, more or less.

Being the same property conveyed to 755 Moormans Arm Rd. Inc, a Tennessee Corporation, by Warranty Deed from RMK International Corporation, a Tennessee Corporation, of record in Instrument No. 20201028-0125382, in the Register's Office for Davidson County, Tennessee, dated October 15, 2020, and recorded on October 28, 2020.

unimproved ☐
This is improved ☒ property, known as 755 Moormans Arm Road, Nashville, TN 37027
(House No.) (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 successors 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 our hands this 6th day of October, 2023.

755 Moormans Arm Rd. Inc.

BY: _____
DB Fuller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of October, 2023, before me, appeared DB Fuller, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Signor for 755 Moormans Arm Rd, Inc. and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said DB Fuller, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC _____

My Commission Expires: 5/9/26

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 October 6, 2023.

October 16, 2023

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 16th day of October, 2023.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

202310160081026