STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $618,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2023.

Notary Public
MY COMMISSION EXPIRES: 5-3-2026
File No. G23-19786




Karen Johnson Davidson County
Batch# 1072363 DEEDWARR
11/16/2023 09:31:35 AM 2 pgs
Fees: $13.00 Taxes: $2,286.60

20231116-0089312

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Kirolles Yacoub and Nardeen Yacoub (NAME) | Kirolles Yacoub and Nardeen Yacoub (NAME) | 092-03-0-073 |
| 1036 24th Avenue North (STREET ADDRESS) | 1036 24th Averne North (STREET ADDRESS) | |
| Nashville, Tn. 37208 (CITY) (STATE) (ZIP) | Nashville, Tn. 37208 (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Allison Bailey Eklund, an unmarried woman and Garrett Bradley Grayson, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirolles Yacoub, and Nardeen Yacoub**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, married A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land ln Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat, Re-Subdivision of Lot #2 & Part of Lot #1 Eliza Laws Lots, of record in Instrument No. 20180807-0077772, Register's Office far Davidson County, Tennessee, to which plan reference Is hereby made for a more complete and accurate property description.

Being the same property conveyed to Allison Bailey Eklund and Garrett Bradley Grayson, as tenants in common with rights of survivorship by Deed dated June 18, 2021, recorded June 25, 2021, in Instrument Number 20210625-0086189, in the Register's Office of Davidson County, Tennessee.
This is not the marital residence of the Garrett Bradley Grayson

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1036 24th Avenue North, Nashville, TN 37208.

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. Whenever 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(s) this 25th day of October, 2023.

Garrett Bradley Grayson

Allison Bailey Eklund

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STATE OF Arizona
COUNTY OF Maricopa

On this ~~25th~~ 20th day of October, 2023, before me personally appeared Garrett Bradley Grayson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~25th~~ 20th day of October, 2023.

Notary Signature
My commission expires: 12/19/2024

THOMAS J WRIGHT JR
Notary Public, State of Arizona
Maricopa County
Commission # 596129
My Commission Expires
December 19, 2024

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 25th day of October, 2023, before me personally appeared Allison Bailey Eklund, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of October, 2023.

Notary Signature
My commission expires:

TODD D. SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**