Name and Address of New Owner:
Magdy Mussa
781 Dover Glen Drive
Nashville, TN 37013

Send Tax Bills To:
Magdy Mussa
781 Dover Glen Drive
Nashville, TN 37013

This Instrument Prepared By:
Mike Garliauskas
Modern Approach Title
239 Veterans Parkway
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1074549 DEEDWARR
11/22/2023 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,457.80
20231122-0091062

Map & Parcel No: 107-13-0-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Billy Lynn Pugh, Jr., Trustee under the will of Billy Lynn Pugh, Sr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Magdy Mussa, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following property situated in Davidson County, Tennessee:

Being Lot No. 328 on the Plan of Miro Meadows, Second Addition, of record in Book 1424, Page 112, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to Billy Lynn Pugh, Jr., Trustee under the will of Billy Lynn Pugh, Sr. by Executors Deed from Billy Lynn Pugh, Jr., Executor of the Estate of Billy Lynn Pugh, Sr., deceased of record as Instrument No. 20230315-0018724 in the Register's Office for Davidson County, Tennessee, dated February 9, 2023 and recorded on March 15, 2023.

Being previously conveyed to Billy Lynn Pugh, Sr. by Quit Claim Deed from Carol A. Person and Lori A. Pugh of record as Instrument No. 20060810-0098799 in the Register's Office for Davidson County, Tennessee, dated January 15, 2006 and recorded August 10, 2006.

For Information Only: Being Parcel 107-13-0-040
Being also known as 1218 Coarsey Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of November, 2023.

Trustee (SEAL)
Billy Lynn Pugh, Jr., Trustee under the will of Billy Lynn Pugh, Sr.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

On this 20th day of November, 2023, before me personally appeared Billy Lynn Pugh, Jr., Trustee under the will of Billy Lynn Pugh, Sr., 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 20th day of November, 2023.

Tanya Stafford
Notary Signature
My commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $394,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

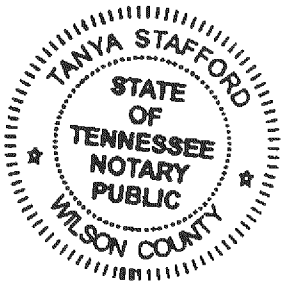
Trustee
Billy Lynn Pugh, Jr., Trustee under the will of Billy Lynn Pugh, Sr.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson
TS

Sworn to and subscribed before me this 20th day of November, 2023.

Tanya Stafford
Notary Signature
My commission expires: 2-14-2024

* Attach to "Warranty Deed"



Tennessee Certification of Electronic Document

I, Melissa Edeler, 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 11/20/2023 (date of document).

Melissa Edeler
Affiant Signature

11/22/2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 22 day of NOVEMBER, 2023.

Kaitlyn Moore
Notary's Signature

MY COMMISSION EXPIRES: 06·02·2028

NOTARY'S SEAL

KAITLYN MOORE
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-02-2023
Acting in the County of Wayne