Name and Address of New Owner:
Maria Young and Tim Young
3802 Hutson Avenue
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1084018 DEEDWARR
12/20/2023 09:18:30 AM 4 pgs
Fees: $23.00 Taxes: $2,146.00
20231220-0098026

Send Tax Bills To:
Maria and Tim Young
2030 Medici Way
El Dorado Hills, CA 95762

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 061-14-0B-005.00-CO

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, **Afifa Eskander, a married woman, Ehab Nasif, an unmarried man, and Sandy Nasif, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Young and Maria Young, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being No. Unit 3802E, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3806 Hutson Avenue, a horizontal property regime with private elements, of record as Instrument No. 20160803-0080181 and being shown on Plat attached thereto as Exhibit "B", 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 Afifa Eskander, a married woman, Ehab Nasif, an unmarried man by Warranty deed from AJ Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190619-0059188 Register's Office for Davidson County, Tennessee, dated June 13, 2019 and recorded on June 19, 2019.

Being the same property conveyed to Afifa Eskander, a married woman, Ehab Nasif, an unmarried man, and Sandy Nasif, an unmarried woman, by Quitclaim deed from Afifa Eskander, a married woman, Ehab Nasif, an unmarried man, of record in Instrument No. 20190620-0059807, Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 20, 2019.

This is improved property known as 3802 E Hutson Avenue, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 18th day of December, 2023.

_____(SEAL)
Sandy Nasif

_____(SEAL)
Ehab Nasif

_____(SEAL)
Afifa Eskander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sandy Nasif, Ehab Nasif, and Afifa Eskander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of December, 2023.

_____
Notary Public
My commission expires: 3/3/25

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $580,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of December, 2023.

Notary Public
My commission expires: 3/3/25

File No. GNT-23-2698

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 12/18/2023.

Affiant Signature – Joshua A. Terry

12/20/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/20/2023

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON