RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1085601
12/27/2023 09:50:01 AM
Fees: $13.00 Taxes: $1,054.50

Davidson County
DEEDWARR
2 pgs

20231227-0099198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonious Mahrous, Pishoy Mousa, and Pula Mahrous	NEW OWNER	
(NAME) 1011 Briley Parkway	(NAME)	107-14-0-161.00
(ADDRESS) Nashville, TN 37217-1902	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, I, **THOMAS RAYBURN BARTLEY, JR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTONIOUS MAHROUS, UNMARRIED, AND PISHOY MOUSA, UNMARRIED, AND PULA MAHROUS, MARRIED, AS TENANTS IN COMMON,** 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 in Davidson County, Tennessee, being Lot No. 92 on the Plan of Miro Meadow of record in Plat Book 1424, Page 94 and 95, 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 Thomas Rayburn Bartley, Jr., married, by Warranty Deed from Ellis Hake and wife, Frances J. Hale of record in Instrument No. 20050322-0031334 Register's Office for Davidson County, Tennessee, dated March 20, 2005.

Being the same property conveyed to Thomas Rayburn Bartley, Jr. by Quitclaim Deed from Brittany Leigh Bartley of record in Instrument No. 20050322-0031336 Register's Office for Davidson County, Tennessee, dated March 20, 2005. Thomas Rayburn Bartley, Jr has since married Angel Leeann Bartley. Angel Leeann Bartley joins in executing this Warranty Deed to convey any interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1011 Briley Parkway, Nashville, TN 37217-1902
(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 20th day of December, 2023

THOMAS RAYBURN BARTLEY, JR.

BY: Thomas Rayburn Bartley, Jr.

BRANDON SPEER, ATTORNEY IN FACT by Brandon Speer Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of December, 2023, before me personally appeared Brandon Speer, to me known to be the person who executed the foregoing instrument on behalf of Thomas Rayburn Bartley, Jr, and acknowledged that he executed the same as the free act and deed of Thomas Rayburn Bartley, Jr.

Commission expires:

DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Public

Witness my hand this 13th day of December, 2023

Angel Bartley

ANGEL LEEANN BARTLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angel Leeann Bartley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2023.

Commission expires:

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2026

Notary Public