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

WARRANTY DEED

Karen Johnson
Batch # 1097110
02/01/2024 03:25:08 PM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20240201-0007267

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BOX 10-A

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
Safwat Nagib Nouh and Marina Nader Hakeim	Same as New Owner	
(NAME)	(NAME)	
2569 Carmine Street		13310001300
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, WE, **THOMAS RENOVATION, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAFWAT NAGIB NOUH AND MARINA NADER HAKEIM,** 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. 7 on the Plan of Leonard Heights, Section 2 of record in Plat Book 2330, Page 126, 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 Donald L. Green and wife, Evelyn Green by Warranty deed from Henry Hudson and Carson C. Driver, Jr. of record in Book 2750, page 409, Register's Office for Davidson County, Tennessee, dated May 30, 1958 and recorded on June 2, 1958.

Evelyn Green died March 11, 2019, leaving Donald L. Green as the surviving tenant by the entirety.

Donald L. Green died February 5, 2021, his estate being administered through Davidson County Probate Court, Docket No. 21P1094, subject property being devised to his son, David C. Green by Last Will and Testament of Donald L. Green.

Being the same property conveyed to David C. Green by Executor's Deed from David C. Green, Executor of the Estate of Donald L. Green, of record as Instrument Number 20220712-0080124, Register's Office for Davidson County, Tennessee, dated July 8, 2022 and recorded on July 12, 2022. David C. Green died intestate on February 13, 2023, his estate being administered through Davidson County Probate Court, Docket No. 23P915. Alan Green, Darren Green and Warren Green being the heirs at law of David C. Green.

Being the same property conveyed to Thomas Renovation, LLC by Warranty Deed of record in Instrument No. 20240201 0007261 , Register's Office for Davidson County, Tennessee.

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 3725 Tibbs Drive, Nashville, TN 37211
(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 30th day of January, 2024

THOMAS RENOVATION, LLC

BY: _____

DRAKE GUNNING, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Drake Gunning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Thomas Renovation, LLC, and that he as such Member of Thomas Renovation, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Thomas Renovation, LLC.

Witness my hand and official seal this 30th day of January, 2024.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission expires: 4/27/2025

_____
Notary Public

JW2024-102