Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240146692

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $303,550.00.

Affiant

Subscribed and sworn to before me, this 9th day of February, 2024.

Notary Public
My Commission Expir

Karen Johnson
Batch # 1100035
02/12/2024 09:38:45 AM
Fees: $13.00 Taxes: $1,123.14

Davidson County
DEEDWARR
2 pgs

20240212-0009524

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nashwa Ghattas and Maged Malk 1922 Dabbs Avenue Nashville TN 37217	New Owner	Tax Parcel ID No. 107-05-0-012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Boutsady and Naly Boutsady, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nashwa Ghattas, married, and Maged Malk, married, as tenants in common**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 12, as shown on the map entitled Plan of Bel-Air Section One, of record in Plat Book 2900, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KEVEN BOUTSADY AND WIFE, DOUANGNALY BOUTSADY, by deed from RANDALL LEE STOVER AND WIFE, LINDA M. STOVER, of record in Book 8187, page 729 , dated August 30, 1990 , said Register's Office.

Douangnaly Boutsady is now know as Naly Boutsady.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 107-05-0-012.00.

Matters shown on the Plan of record in Plat Book 2900, pages 27 and 28, said Register's Office.

This is improved property located at 1922 Dabbs Avenue Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of February, 2024.

Kevin Boutsady
Kevin Boutsady

Naly Boutsady
Naly Boutsady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Boutsady and Naly Boutsady, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, ~~this~~ 9th day of February, 2024.

Notary Public

My Commission Expires: 6/1/2024

CANESHA CONGER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY