WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/21/27
(AFFIX SEAL)

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1104787 DEEDWARR
02/26/2024 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240226-0012994

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Youssef Hanna and Gamil Hanna and Enas Hanna	New Owner	Parcel ID: 150 14 0E 002.00
(NAME)	(NAME)	
3254 Hamilton Church Rd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hope Construction LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Youssef Hanna, an unmarried man and Gamil Hanna and Enas Hanna, husband and wife**, 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. 2 on the Final PUD Plat of Calumet, Resubdivision of Phase 7, 8 & 9 of record in Instrument No. 20221028-0116569, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Daniel Michael and Fahem Eryan from James T. McLean, Sr., unmarried by Warranty Deed, dated May 12, 2017 and recorded on May 23, 2017 in Instrument No. 20170523-0050915, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Hope Construction, LLC from Daniel Michael and Fahem Eryan by Quitclaim Deed, dated May 26, 2020 and recorded on June 3, 2020 in Instrument No. 20200603-0056938, in the Register's Office for Davidson County, Tennessee.

WHEN RECORDED RETURN TO
Momentum Title, LLC
271 Robert Rose Dr
Murfreesboro, TN 37130
File No: 8-2079-TC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3254 Hamilton Church Rd., Antioch, TN 37013

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 our hands this 21 day of February, 2024

Hope Construction LLC

BY: _____

Fahim S. Eryan
Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fahim Eryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Hope Construction, LLC, and is authorized to execute the instrument on behalf of Hope Construction, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

Witness my hand and official seal, this the 21st day of February, 2024.

_____

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/22/24 (date of document).

Emma Howard

Affiant Signature

Date: 2/22/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

