WARRANTY DEED

Karen Johnson Davidson County
Batch# 1114003 DEEDWARR
03/22/2024 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20240322-0020038

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

MST 2024-0240

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abanoub Youssef	Pinnacle Bank , a Tennessee Bank	048L-C-005.00
(NAME)	(NAME)	
732 Bradburn Village Way	150 3rd Ave S Suite 1000	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37201	
(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, **732 Bradburn Village, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abanoub Youssef, unmarried man,** 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 231, on the plan of the Townhomes of Bradburn Village, Phase 2, Section I, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument No. 20180924-0094137, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol Ann Beebe, a single woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20190805-0077158 Register's Office for Davidson County, Tennessee, dated July 25, 2019 and recorded on August 05, 2019.

Being the same property conveyed to 732 Bradburn Village Way LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Carol Ann Beebe, a single woman of record in Instrument No. 20210413-0049258 Register's Office for Davidson County, Tennessee, dated March 27, 2021 and recorded on April 13, 2021.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2024, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060816-0101099, amended in Instrument 20070717-0084884, amended and restated in Instrument 20070817-0098536, Instrument No. 20121109-0103798, Assignment of Developer's rights under amended and restated in Instrument No. 20170802-0078538, Scrivener's affidavit in Instrument No. 20171101-0111800, supplementary declaration to amended and restated in Instrument No. 20180226-0017976, second amendment in Instrument No. 20180713-0068064, and instrument No. 20180924 0094137 Register's Office for Davidson County, Tennessee. Charter for HOA in Instrument 20060823-0103546, Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA in Instrument 20060823-0103545, Register's Office for Davidson County, Tennessee. Easement granted to United State of America for Transmission Line Right of Way in Instrument 20020909-0109148, Register's Office for Davidson County, Tennessee. Right of Way Easement to Colonial Pipeline Co. in Book 3670, page 396, Register's Office for Davidson County, Tennessee. Application for Greenbelt Assessment in Book 8979, pages 986 and 987, Register's Office for Davidson County, Tennessee. Right of Way Easement to Colonial Pipeline Co. in Book 3644, page 317, Register's Office for Davidson County, Tennessee as amended by Supplemental Right of Way Agreement with Colonial Pipeline Co. in Book 4579, page 913, Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement to United States of America in Instrument 200209050107384, Register's Office for Davidson County, Tennessee. Sign Lease to The Lamar Corporation in Book 7810, page 637, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement in Instrument 20060608-0068199, Register's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage in Instrument 20080502-0045461, Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20170206-0012425, in the Register's Office for Davidson County, Tennessee. Agreement Regarding Grant of Easement of record in Instrument Number 20070622-0074712, in the Register's Office for Davidson County, Tennessee. Corporate Conveyance of Easement of record in Instrument Number 20080807-0081447, in the Register's Office for Davidson County, Tennessee. Access, Utility and Drainage Easement Agreement of record in Instrument Number 20171229-0132505, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 5799, Page 662, in the Register's Office for Davidson County, Tennessee.
T.V.A. Right of Way Easement set forth in Deed filed of record in Book 4728, Page 63, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 732 Bradburn Village Way, Antioch, TN 37013

(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/our hand(s) this 19 DAY OF MARCH, 2024.

732 Bradburn Village, LLC, a Tennessee limited liability company

BY: Carol A Beebe

Carol Beebe, Sole Member

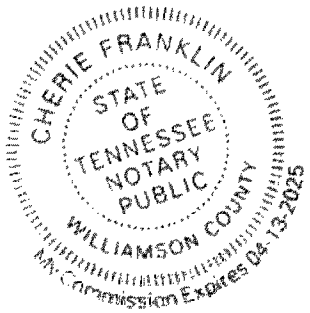
STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Carol Beebe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself Sole Member of 732 Bradburn Village, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Carol Beebe, as Sole Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, herself, as Sole Member of said limited liability company.

Witness my hand and official seal at office, this 19 day of March 2024

Notary Public

My commission expires: 4-13-25



(SEAL)

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 19, 2024.

J. Carlton Drumwright

March 19, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 19, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY