Karen Johnson Davidson County
Batch# 1121058 DEEDWARR
04/09/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20240409-0025272

WARRANTY DEED

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

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES: 3/2/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC. 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
INTRA INC Mohammed Jboor	newowner	
(NAME) 834 Porter Rd.	(NAME)	14900013200
(ADDRESS) Nashville, TN 37206	(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, **Youssef Tawfik, a single man** . HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **I.N.T.R.A. Inc., a Tennessee Corporation, and Mohammed Jboor, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 32nd Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being bounded on the north by Stevens Homes, LLC, on the east by Bell Road (State Route 254), on the south by Paulo H. Silveira Etux and on the west by James M. Lenahan Etux and being more particularly described according to a survey prepared by JTA Land Surveying, Inc., dated November 27, 2023, Job Number 2023-508 and proceeding as follows:

Beginning at an iron rod (set) on the westerly right-of-way margin of Bell Road (State Route 254), right-of-way width varies, at the northeast property comer of a tract of land conveyed to Paulo H. Silveira Etux as of record in Instrument No. 20200409-0037788, Register's Office for Davidson County, Tennessee; said iron rod being the southeasterly property corner of the herein described tract; thence,
1. Leaving the westerly right-of-way margin of Bell Road (State Route 254) and with the northerly property line of said Paulo H. Silveira Etux property, in part, North 83 degrees 27 minutes 25 seconds West, 221.78 feet to an iron rod (old) at the southeasterly property corner of a tract of land conveyed to James M. Lenahan Etux as of record in Instrument No. 20140423-0034279, Register's Office for Davidson County, Tennessee; thence,
2. With the easterly property line of said James M. Lenahan Etux property, North 04 degrees 22 minutes 05 seconds West, 415.44 feet to an iron pipe (found) at the southwesterly property comer of a tract of land conveyed to Stevens Homes, LLC as of record in Instrument No. 20130424-0040622, Register's Office for Davidson County, Tennessee; said iron pipe also being the southeasterly property comer of a tract of land conveyed to Engles J. Pope Etux as of record in Book 3792, Page 898, said Register's Office; thence,
3. With the southerly property line of said Stevens Homes, LLC property, North 89 degrees 01 minutes 57 seconds East, 204.81 feet to an iron rod (set) on the westerly right-of-way margin of the aforementioned Bell Road (State Route 254); thence,
4. With the westerly right-of-way margin of said Bell Road (State Route 254), South 02 degrees 49 minutes 58 seconds East, 2.07 feet to an iron rod (set); thence,
5. In a southeastwardly direction with a curve to the left having a central angle of 06 degrees 13 minutes 12 seconds, a radius of 1808.95 feet, for an arc length of 196.38 feet to an iron rod (set); said curve has a chord bearing and distance of South 04 degrees 29 minutes 48 seconds East, 196.28 feet; thence,
6. With an offset in the westerly right-of-way margin of said Bell Road (State Route 254), South 87 degrees 28 minutes 49 seconds East, 5.57 feet to an iron rod (set); thence,
7. South 06 degrees 13 minutes 15 seconds East, 23.30 feet to an iron rod (set); thence,
8. With an offset in the westerly right-of-way margin of said Bell Road (State Route 254), North 87 degrees 41 minutes 10 seconds West, 6.60 feet to an iron rod (set); thence,
9. South 07 degrees 36 minutes 24 seconds East, 93.95 feet to an iron rod (set); thence,

Being the same property conveyed to Youssef Tawfik, by virtue of that certain Quit Claim Deed dated January 9, 2020, and being of record at Instrument No. 20200113-0004496 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Anba Abraam Medical Clinic, LLC by virtue of Warranty Deed dated December 22, 2015 at Instrument No. 20151222-0128623 in the said Register's Office.

Grantor warrants that the above described property is not his primary residence, and has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, 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 553 Bell Rd. 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 hand this 8th day of April, 2024.

Youssef Tawfik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Youssef Tawfik** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of April, 2024.

Notary Public

My Commission Expires: 1-6-25

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 01/06/2025 DAVIDSON COUNTY

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 April 8, 2024.

J. Carlton Drumwright

April 8, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 8, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY