Name and Address of New Owner:
Ehab Joseph Hana and Dina Hana
1524 Abode Boulevard
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 12001009400

Karen Johnson Davidson County
Batch# 1124978 DEEDWARR
04/19/2024 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240419-0028276

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Father Boutros Boutros, Administrator of The Estate of Gerges Abdelmesih Younan Youssef,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ehab Joseph Hana and Dina Hana, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 264 on the plan of Miro Meadows of record in Plat Book 1424, Page 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gerges Youssef, unmarried by Warranty Deed from Anthony Johnson and Lisa Johnson, husband and wife and Anthony Gregory Johnson, an unmarried man and Carmellita J. Johnson, an unmarried woman dated September 2nd 2021 and recorded September 7th 2021 of record in Instrument No. 20210907-0119323 Register's Office for Davidson County, Tennessee. Gerges Youssef aka Gerges Abdelmesih Younan Youssef died intestate on April 28,2023 and Probate was opened on June 2, 2023 as Case No. 23P1027 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. A Petition to Sell Real Property was filed November 15, 2023 and the Court deemed the personal estate insolvent and ordered the real property to be sold by the Administrator with court approval of any contracts. Agreed Order to Sell Real Property and To Approe Contract to Sell Real Property was Ordered, Adjudges and Decreed by Judge Andra Hedrick, Seventh Circiut on March 21, 2024.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1210 Vultee Blvd, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantees, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantees, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 12th day of April, 2024.

The Estate of Gerges Abdelmesih Younan Youssef

By: _____
Father Boutros Boutros, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2024, before me personally appeared Father Boutros Boutros, Administrator of The Estate of Gerges Abdelmesih Younan Youssef, Probate Case No. 23P1087 in the Probate Court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 12th day of April, 2024.

_____
Notary Signature
My commission expires: 4/19/2025

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$340,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of April, 2024.

_____
Notary Signature
My commission expires: 4/19/2025

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202404190028276

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/11/24 (date of document).

Affiant Signature

4/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

