WARRANTY DEED

Karen Johnson Davidson County
Batch # 1128095 DEEDWARR
04/29/2024 11:10:30 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20240429-0030938

BS-DH-24-325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Adel Samy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adel Samy and Ustina Boutros	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**119-04-0-049.00**
3423 Littlegate St	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAM J. PRIDE AND WIFE, HANNELORE R. PRIDE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADEL SAMY AND USTINA BOUTROS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, Page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 extends 95 feet on the northerly side of Thompson Lane, and extends back 289 feet on the westerly line and 270.4 feet on the easterly line to a dead line measuring 152.6 feet thereon.

Being the same property conveyed to Sam J. Pride and wife, Ann Wray Pride by Warranty Deed from LeRoy Preston and wife, Lou Ella Preston of record in Book 2101, page 101, Register's Office for Davidson County, Tennessee, dated November 14, 1952 and recorded on November 14, 1952.

Said Ann Wray Pride died on August 21, 1997, vesting Sam J. Pride as surviving tenant.

Being the same property conveyed to Robert F. Spann, Trustee by Quitclaim Deed from Sam J. Pride and wife, Hannelore R. Pride, of record in Instrument No. 20110513-0036733, Register's Office for Davidson County, Tennessee, dated May 10, 2011, and recorded on May 13, 2011 and within the same deed the said Robert F. Spann, Trustee conveyed his interest in the subject property to Sam J. Pride and wife, Hannelore R. Pride, and to the survivor of them, with the remainder to Julie Brown and Joseph Dale Pride.

Being the same property conveyed to Sam J. Pride and Hannelore R. Pride, husband and wife by Quitclaim Deed from Julie Brown and Joseph Dale Pride of record in Instrument No, 20240429 0030937 Register's Office for Davidson County, Tennessee, dated April 18, 2024.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **325 E Thompson Lane, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF APRIL, 2024.

Sam J. Pride

Sam J. Pride

Hannelore R. Pride

Hannelore R. Pride

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAM J. PRIDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNELORE R. PRIDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212