WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132404 DEEDWARR
05/08/2024 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,477.63
20240508-0033929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $939,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/25/2025

(AFFIX SEAL) JACQUELINE E. BEARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Selvana Rouman Wahba and Karen Rouman Wahba	New Owners	
(NAME)	(NAME)	081-07-2R-002.00-CO
1917 Owen St.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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, **Living Waters Homes LLC, a Tennessee Limited Liability Company and TN Homes LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Rouman Wahba, single and Selvana Rouman Wahba, single as joint tenancy with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Unit B, on the Horizontal Property Regime for Declaration of Covenants, Conditions and Restrictions for Homes at 1914 11th Avenue North, as recorded in the Master Deed of record in Instrument No. 20180914-0091270, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to Living Waters Homes, LLC, a Tennessee Limited Liability Company and TN Homes, LLC, a Tennessee Limited Liability Company, as tenants in common by Quitclaim Deed from Medhat Wabha and TN homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240213-0010115 Register's Office for Davidson County, Tennessee, dated February 9, 2024 and recorded on February 13, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in 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 1917 Owen St. Nashville, TN 37208
(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 7th day of May, 2024.

LIVING WATERS HOMES LLC

By: Medhat Wahba, Member

TN HOMES LLC

By: Nader Mikhail, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Medhat Wahba, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Living Waters Homes LLC, the within named bargainor, a Limited Liability Company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Living Waters Homes LLC.

WITNESS my hand and official seal at office this 7th day of May, 2024.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Nader Mikhail, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of TN Homes LLC, the within named bargainor, a Limited Liability Company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of TN Homes LLC.

WITNESS my hand and official seal at office this 7th day of May, 2024.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 7, 2024.

Affiant Signature

5/7/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY