**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1135587 DEEDWARR
05/16/2024 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20240516-0036223

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $290,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30 Day of April, 2024.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**NAME AND ADDRESS OF PROPERTY OWNER:**
Hany Youssef Qulada and Rasha Soureal
116 Blake Lane
Mount Juliet, TN 37122

**SEND TAX BILLS TO:**
Hany Youssef Qulada and Rasha Soureal
116 Blake Lane
Mount Juliet, TN 37122

**MAP AND PARCEL NUMBER: 150130A00500CO**

# WARRANTY DEED
## 23NT01282

Effective the 30 Day of April, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**George Georase Salh, and Evon Aiad and Mark Ibrahim**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Hany Youssef Qulada and Rasha Soureal, husband and wife**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Hamilton Glen of record in Plat at Instrument No. 20020110-0004038, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George Georase Salh, and Evon Aiad and Mark Ibrahim from Evon Aiada and George Georase Sahl, wife and husband, by Quitclaim Deed dated 03/30/2020 and recorded 04/27/2020 in Instrument No. 20200427-0043708, Register's Office of said County.

Being the same property conveyed to Evon Aiada and George Georase Salh, wife and husband from Emad Samy and Nadia Zogheb, husband and wife, by Warranty Deed dated 04/30/2015 and recorded 05/04/2015 in Instrument No. 20150504-0039953, Register's Office of said County.

This is an improved property commonly known as: 2017 Hamilton Glen Dr, Antioch, TN 37013-1468

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30 day of April 2024

Evon Aiad

**Evon Aiad**

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Evon Aiad,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of April 2024.

Notary Public
My Commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

George Georasesalh by Evon Aiad, Attorney-In-Fact

**George Georase Salh by Evon Aiad, Attorney-In-Fact**

State of TN
County of Davidson

Before me personally appeared Evon Aiad, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George Georase Salh, and who acknowledged that she/he executed the same as the free act and deed of George Georase Salh.

Witness my hand, at office, this 30 day of April 2025.

Notary Public
My Commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Mark Ibrahim by Evon Aiad, Attorney-In-Fact
**Mark Ibrahim by Evon Aiad, Attorney-In-Fact**

State of TN
County of Davidson

Before me personally appeared Evon Aiad, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark Ibrahim, and who acknowledged that she/he executed the same as the free act and deed of Mark Ibrahim.

Witness my hand, at office, this 30 day of April 2024

Notary Public
My Commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

**Tennessee Certification of Electronic Document**

I, Shawn Stevens 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 4.30.24 (date of document).

Affiant Signature

5.15.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of May, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

