MAIL RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22666-mc

Karen Johnson Davidson County
Batch# 1140032 DEEDWARR
05/29/2024 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240529-0039670

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is **$520,000.00**.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 28th day of May, 2024.

Notary Public
My commission expires: 3/3/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Magdi and Sheren Zaki 4800 Foley Dr. Nashville, TN 37211	New Owner	147-04-0 037.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SOUTHERN STAR INVESTMENTS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MAGDI ZAKI AND SHEREN ZAKI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Beverly Heights Section II of record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Foley Drive, the common corner of Lots Nos. 72 and 73; thence easterly with the line between said two Lots 181.2 feet to the common corner of Lots Nos. 71 and 72, 202 feet to a point in the southerly margin of Wallace Road; thence westerly with margin of the same 192.4 feet to the beginning of a curve; thence around said curve in a southwesterly direction 40.16 feet to a point in the easterly margin of said Foley Drive; thence southerly with the margin of the same 191.75 feet to the point of beginning.

Being the same property conveyed to Southern Star Investments, LLC, by deed dated 10/24/2023, from DTR Homes, LLC, of record in Instrument No. 20231026-0083759, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4800 Foley Dr., Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of May, 2024.

Southern Star Investments, LLC

BY:_____
Rodrigo Juarez Avila, Member

BY:_____
Evangelina Berenice Arcos Vidales, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rodrigo Juarez Avila and Evangelina Berenice Arcos Vidales, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the members of the within named bargainor, a LLC, and that they, as such members, executed the foregoing instrument for the purposes therein contained by signing the name of the Southern Star Investments, LLC by the said Rodrigo Juarez Avila and Evangelina Berenice Arcos Vidales as such Members.

Witness my hand and official seal this 28th day of May, 2024.

My commission expires:

9-26-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5/28/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/28/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th **day of** May, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

