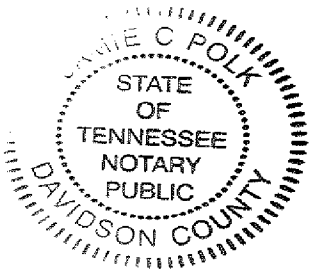
Karen Johnson Davidson County
Batch# 1140736 DEEDWARR
05/29/2024 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20240529-0039852




STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $318,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of May, 2024.

NOTARY PUBLIC

My commission expires: 11/2/26

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Girgis Ghobryal | Capital Fund 1, LLC | 096-100-297.00 |
| (NAME) | (NAME) | |
| 217 Floyd Mayfield Drive | 14555 N. Scottsdale Road | |
| (ADDRESS) | (ADDRESS) | |
| LaVergne, TN 37086 | Scottsdale, AZ 85251 | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Tammy Parsons, an unmarried woman and Tonya Durham, an unmarried woman, tenants in common with right of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Girgis Ghobryal, a married man as his sole and separate property**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 788 on the Map of Clover Hill, Section X, as of record in Book 2331, page 57, Register's Office for said County.

Being the same property conveyed to Tammy Parsons and Tonya Durham, tenants in common with right of survivorship, by Quitclaim Deed from Tammy Smith NKA Tammy Parsons and Tonya Durham, heirs of Joan Ruth Davidson Ricketts and joined by executrix, Tammy Parsons, of record in Instrument No. 20191009-0103578, dated October 7, 2019, said Register's Office.

This property is __unimproved _X_improved property known as: 3124 Ironwood Dr., Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of May, 2024.

Tammy Parsons

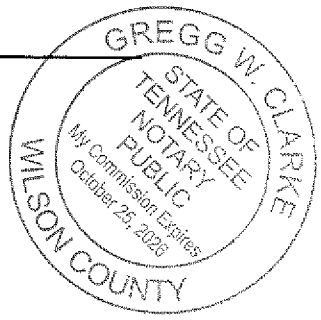
Tonya Durham

STATE OF TENNESSEE
COUNTY OF WILSON

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

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

Notary Public
My Commission Expires:



**Certification of Recorded Documents**

I, Tameika Jones, 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 29, 2024.

Tameika Jones
(AFFIANT) – Tameika Jones

05/29/2024
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 29th day of May, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY