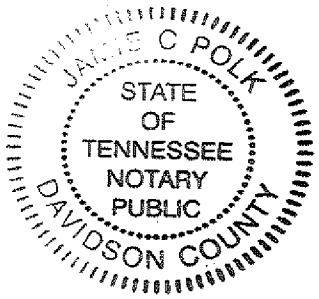
Karen Johnson Davidson County
Batch# 1143340 DEEDWARR
06/05/2024 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240605-0042032

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Peter NAZeer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0252

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mina Botros, Mina Boktor, and Peter Nazeer	FirstBank	Map: 05914024300
(NAME) 405 Tonalist Way	(NAME) 1221 Broadway	
(ADDRESS) Smyrna, TN 37167	(ADDRESS) Nashville, Tennessee 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

YOUSEF YOUSEF, AN UNMARRIED PERSON AND BOULA YOUSEF, AN UNMARRIED PERSON AND KEROLOS YOUSEF, A MARRIED PERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MINA BOTROS AND MINA BOKTOR AND PETER NAZEER,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, being described according to a boundary survey by Allen R. Trumbo, Jr., Registered Land Surveyor No. 1127, dated March 20, 1997, as follows:

Beginning at a concrete monument situated in the Northerly margin of Moormans Arm Road, said point being the Northeast corner of the Mary H. Rodgers property of record in Book 9539, Page 802, Register's Office for Davidson County, Tennessee; thence along said road, North 66° 30' 00" East, a distance of

49.96 feet to an iron rod; thence South 30° 17' 22" East, a distance of 149.87 feet to an iron rod; thence South 66° 44' 52" West, a distance of 49.86 feet to an iron rod; thence North 30° 20' 06" West, a distance of 149.67 feet to the point of beginning and containing 7,420.370 square feet or 0.170 acres of land, more or less.

Being the same property conveyed to Yousef Yousef, an unmarried man and Boula Yousef and Kerolos Yousef, by deed from 755 Moormans Arm Rd Inc., of record in Instrument No. 20231016-0081026, dated October 6, 2023, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) Subject to any/all leases recorded or unrecorded.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 755 Moormans Arm Road, Nashville, TN 37207
(House No.) (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 our hands this 31st day of May, 2024.

Yousef Yousef

Boula Yousef

Kerolos Yousef

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yousef Yousef, Boula Yousef, and Kerolos Yousef, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 31st day of May, 2024.

My Commission Expires:

11/2/26

Notary Public

JAMIE C POLLY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Patricia Nicholls, 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 June 4, 2024.

(AFFIANT) – Patricia Nicholls

06/04/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 4th day of June, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY