Karen Johnson Davidson County
Batch# 1147356 DEEDWARR
06/14/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $59.20
20240614-0044762

WARRANTY DEED

BETH HEFLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. BC-24-366

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 9.8.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Youssef Mostachar and Emeel Mostachar	Youssef Mostachar	
(NAME) 102 Keeton Avenue	(NAME) 2500 Bayview Drive	044-05-0-207.00
(ADDRESS) Nashville, TN 37138	(ADDRESS) Nashville, TN 37217	
(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, I/WE, **DAVID BLAKE FERGUSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOUSSEF MOSTACHAR AND EMEEL MOSTACHAR, JOINT TENANTS WITH RIGHTS 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 Lot No. 264 on the Map of Rayon City as of record in Book 843, Page 13, Register's Office of Davidson County, Tennessee, and being more particularly described as follows;

BEGINNING at 5/8" iron rod (TN 1838) on the southwest right of way line of Keeton Avenue and marking a common corner of property now or formerly belonging to O.I.C.Rayon City Townhomes; thence with the line of O.I.C. Rayon City Townhomes, North 76 degrees 39 minutes 05 seconds West, a distance of 25.20 feet to an iron rod (CES) marking a common corner of property now or formerly belonging to Baugher Homes 105, LLC (QC 20170110-0002738); thence leaving the line of O.I.C. Rayon City Townhomes and with the line of Baugher Homes 105, LLC and continuing with the line of Travis Austin Tolin (DB 1=20180529-0050665), North 77 degrees 31 minutes 59 seconds West, a distance of 86.00 feet to an iron rod (CES); thence leaving the line of Tolin, North 71 degrees 22 minutes 04 seconds East a distance of 88.88 feet on the southwest right of way line of Keeton Ave; thence with the southwest right of way of Keeton Avenue, South 24 degrees 41 minutes 57 seconds East, a distance of 58.09 feet to the point of beginning, containing 2,550 sf or 0.059 acre more or less.

Being the same property conveyed to Mary F. Tankersley by Deed in Instrument No. 20010618-0064223, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mary F. Tankersley by Quitclaim Deed from Alicia Burke by Quitclaim Deed recorded December 17, 2004 in Instrument No. 20041217-0150320, Register's Office of Davidson County, Tennessee.

Mary F. Tankersley having died March 14, 2013; Affidavit of Inheritance in Instrument No. 20230623-0047937, Register's Office of Davidson County, Tennessee. (Self-serving by heir with interest).

Being the same property conveyed to Steven Bolton and Kelsee Bolton by Quitclaim Deed from Steven Bolton dated June 28, 2023 and recorded June 29, 2023 in Instrument No. 20230629-0049520, said Register's Office.

Affidavit of Heirship recoded August 25, 2023 in Instrument No. 20230825-0066578, said Register's Office by Robert Edward Brown.

Being the same property conveyed to Steven J. Bolton fka Jeff Tankersley by Quitclaim Deed from Mark Tankersley, a single man dated August 22, 2023 and recorded August 25, 2023 in Instrument No. 20230825-0066579, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to David Blake Ferguson by Warranty Deed from Steve Bolton and Kelsee Bolton, husband and wife, dated August 25, 2023 and recorded August 25, 2023 in Instrument No. 20230825-0066580, said Register's Office of Davidson County, Tennessee.

This is property more commonly known as 102 Keeton Avenue, Nashville, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 14th day of June, 2024.

David Blake Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2024, before me personally appeared David Blake Ferguson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 14, 2024.

June 14, 2024

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 14 day of June, 2024.

Notary's Signature

My Commission Expires: 7-6-26

Notary's Seal:

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

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