WARRANTY DEED

J. KAREN CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $570,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/02/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/2024

Karen Johnson Davidson County
Batch# 1155369 DEEDWARR
07/08/2024 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20240708-0050945

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-11507-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Hafez Ghobrial	Hafez Ghobrial	128-10-0A-001.00-CO
7566 George E Horn Road	2019 Woodcliff Dr.	
Nashville, TN 37221	Smyrna, TN 37167	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Barbara S. Jensen, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hafez Ghobrial, an individual

HEREINAFTER CALLED THE GRANTEE(S), 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. 1 on the Plan of Section One, Pine Forest of record in Plat Book 9700, Page (s) 712 and 713, 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 Jack K. Jensen and Barbara S. Jensen, husband and wife by Warranty Deed from Beazer Homes Corp DBA Phillips Builders, a Tennessee corporation of record in Instrument No. 19991223-0306464 Register's Office for Davidson County, Tennessee, dated December 16, 1999 and recorded on December 23, 1999.

Being the same property conveyed to Barbara S. Jensen, a married woman by Quitclaim Deed from Jack K. Jensen and wife, Barbara S. Jensen of record in Instrument No. 20240514-0035462 Register's Office for Davidson County, Tennessee, dated May 14, 2024 and recorded on May 14, 2024.

Jack K. Jensen joins in this conveyance to transfer any marital rights he may have in said property

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7566 George E Horn Road Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on July 2, 2024.

Jack K. Jensen

Barbara S. Jensen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jack K. Jensen and Barbara S. Jensen, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 2, 2024.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-11507-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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~~ July 2, 2024.

Affiant Signature

7/2/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of ~~June~~ July, 2024.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026