Karen Johnson Davidson County
Batch# 1155724 DEEDWARR
07/09/2024 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20240709-0051357

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $378,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/09/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-11853-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Khames Mashriky and Tahany Gobran	**Kind Lending, LLC**	164-07-0A-219.00-CO
816 Harvest Grove Drive	4 Hutton Centre Drive, Suite 1000	
Antioch, TN 37013	Santa Ana, CA 92707	

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,

John Gobran, and Heba Narouz, Husband and wife

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

Khames Mashriky and Tahany Gobran, a married couple

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. 120 on the Plan of Harvest Grove, Section Three of record in Plat at Instrument No. 20160429-0042362, 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 Jean A. Basiner, an unmarried person by Warranty deed from Ole South Properties, Inc., a Tennesse Corporation of record in Instrument No. 20170117-0004576 Register's Office for Davidson County, Tennessee, dated January 10, 2017 and recorded on January 17, 2017.

Being the same property conveyed to Jean A. Basiner, Trustee of the Jean A. Basiner Living Trust dated March 24, 2020 by Quitclaim deed from Jean A. Basiner, an unmarried person of record in Instrument No. 20200409-0037806 Register's Office for Davidson County, Tennessee, dated March 24, 2020 and recorded on April 09, 2020.

Being the same property conveyed to John Gobran and Heba Narouz, husband and wife by Warranty Deed from Jean A. Basiner Living Trust dated March 24th 2020 of record in Instrument No. 20230411-0026292 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 11, 2023.

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 816 Harvest Grove Drive Antioch, TN 37013

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 9, 2024}.

John Gobran

Heba Narouz

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, John Gobran and Heba Narouz, 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 9, 2024.

Notary Public

My Commission Expires: 3/2/25

File #: 2024-11853-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 8, 2024.

J. Carlton Drumwright

July 8, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 8, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY