Karen Johnson Davidson County
Batch# 1158279 DEEDWARR
07/15/2024 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20240715-0053105

WARRANTY DEED

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $439,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/12/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 06.24.25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-11942-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
David Boushra and Hanan Nathan-Ghali	**Plains Commerce Bank**	136-14-0-032.00
541 Castlegate Drive	3905 W 49th St., 2nd FL	
Nashville, TN 37217	Sioux Falls, SD 57106	

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,

Maged Emad Kamal Saad, a single man

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

David Boushra, an unmarried man, and Hanan Nathan-Ghali, a married man

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. 32 on the Plan of Section I Castlegate of record in Plat Book 4460, Page 115, 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 C. Crumpton and wife, Eugenia K. Crumpton by Warranty Deed from Walter W. Hayden, Jr. and wife, Anne W. Hayden of record in Book 11198, page 270, Register's Office for Davidson County, Tennessee, dated November 04, 1998 and recorded on November 10, 1998.

Note: Jack C. Crumpton having since died on July 08, 2021 leaving sole interest of the property to Eugenia K. Crumpton as surviving tenants by the entirety.

Being the same property conveyed to Maged Emad Kamal Saad, a single person by Warranty Deed from Eugenia K. Crumpton, an unmarried woman of record in Instrument No. 20240327-0021321 Register's Office for Davidson County, Tennessee, dated March 25, 2024 and recorded on March 27, 2024.

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 541 Castlegate Drive Nashville, TN 37217

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 12, 2024.

Maged Emad Kamal Saad

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Maged Emad Kamal Saad, 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 12, 2024.

Notary Public

My Commission Expires: 06.24.25

LAUREN LAMBERTH
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

File #: 2024-11942-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 12, 2024.

J. Carlton Drumwright

July 12, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 12, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY