Karen Johnson Davidson County
Batch# 1161178 DEEDWARR
07/24/2024 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20240724-0055749

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2028

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2024

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seth Blunck	NEW AMERICAN FUNDING, LLC	092-05-0-301.00
(NAME)	(NAME)	
3309 Clifton Avenue	18583 DALLAS PKWY STE 160	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	DALLAS, TX 75287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Armia J. Joseph, married and Sabry Beshara, married and Ahlam Gerges Ramzy, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Seth Blunck, a single man,** hereinafter called the GRANTEES, 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 Number 74 on the map of G.E. Jackson's Subdivision of the Marable Lot, as of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Armia J. Joseph, married and Sabry Beshara, married, by deed from Blue Mountain Investment Group, LLC, a Tennessee Limited Liability Company, on October 13, 2022, of record in Instrument Number 20221014-0112684, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Armia J. Joseph, married and Sabry Beshara, married and Ahlam Gerges Ramzy, married from Armia J. Joseph, married and Sabry Beshara, married, by Quitclaim Deed on April 3, 2023, of record in Instrument Number 20230404-0024473, Register's Office for Davidson County, Tennessee.

This property is investment property for the Grantors and has never been the marital homestead of any Grantor.

Subject to all matters as shown on plan of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 3309 Clifton Avenue, Nashville, TN 37209

(House Number) (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 my/our hands this 11th day of July, 2024.

Armia J. Joseph

Sabry Beshara

Ahlam Gerges Ramzy

State of Tennessee
County of Davidson

Personally appeared before me Armia J. Joseph, Sabry Beshara, and Ahlam Gerges Ramzy, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of July, 2024.

Notary Public Judith C. Jacobs
My Commission Expires: 8-21-24

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 202406015

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 11, 2024**.

Affiant Signature

July 23, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25