Karen Johnson Davidson County
Batch# 1166178 DEEDWARR
08/05/2024 07:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240805-0059062

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. AD-24-7067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2024

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kassem Bourgi	First National Bank of Pennsylvania	
(NAME)	(NAME)	
2628B Pennington Avenue	4140 E. State Street	072-15-1I-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Hermitage, PA 16148	
(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, **Fred Orville Roberts IV and Linnea Rebecka Roberts, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kassem Bourgi, an unmarried man**, 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 Unit No. B on the Plan of Homes at 2628 Pennington, a Horizontal Property Regime with private elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210412-0047918, 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 part of the same property conveyed to Calvin Spears and wife, Susie Spears by Warranty Deed from Sam Seligman, Ben Cavalier, Sidney Averbuch and Alfred Finkelstein, dated March 29, 1961 and recorded in Book 3217, Page 81, Register's Office of Davidson County, Tennessee.

Calvin Spears having become deceased on or about October 21, 1984; leaving Susie Spears as surviving tenant by the entirety.

Being part of the same property conveyed to John Rollow Rudolph III, married by Warranty Deed from Susie Spears, unmarried, dated April 8, 2021 and recorded April 12, 2021 in Instrument No. 20210412-0047917, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Fred Orville Roberts, IV and Linnea Rebecka Roberts, husband and wife by Warranty Deed from John Rollow Rudolph III, a married man dated January 14, 2022 and recorded January 28, 2022 in Instrument No. 20220128-0010287, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 2628B Pennington Avenue, Nashville, TN 37216.

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 30th day of July, 2024.

Fred Orville Roberts, IV

Linnea Rebecka Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2024, before me personally appeared Fred Orville Roberts, IV and Linnea Rebecka Roberts, 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 30th day of July, 2024.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 30, 2024**.

Affiant Signature

August 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of August, 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

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