THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1173007 DEEDWARR
08/21/2024 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20240821-0064330

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Pula Mahrous and Pishoy Mousa 1517 12th Avenue North Nashville, TN 37208	Owner	081-16-0-085.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Doug Betty and Laura R. Betty**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Pula Mahrous, A Married Man and Pishoy Mousa, A Married Man**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being part of Scott's five acre tract as shown on the plan of DJ. McGavock and Others Addition as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, and being further described as follows:

BEGINNING at a point in the westerly margin of 12th Avenue North, at the SW corner of the lot owned by Maggie E. Cunningham and Mary A. Brown; thence with their south line, westerly 154 feet to the easterly margin of an alley; thence with the margin of said alley, southerly 26 feet to a point; thence easterly 154 feet to the westerly margin of 12th Avenue North; thence with the margin of same, northerly 27 feet to the point of beginning.

Being the same property conveyed to Jesse D. Betty Jr., and wife, Shirley Irene Betty and Doug Betty and wife, Laura R. Betty by Deed from Jesse D. Betty, Jr. and wife, Shirley Irene Betty, of record in Instrument Number 20160202-0010147, Register's Office for Davidson County, Tennessee. The said Jesse Douglas Betty, Jr. having since died on May 24, 2018, leaving his interest to Shirley Irene Betty by right of survivorship. The said Shirley Irene Betty having since died on February 16, 2022, leaving her interest to Douglas Edward Betty and Kimberly Ann Betty, as Devisees under her Last Will and Testament as evidenced by Order to Probate for Muniment of Title, Case No. 22P2235, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), of record in Instrument Number 20230202-0007737, Davidson County Register of Deeds, and being part of the same property further conveyed to Doug Betty and Laura R. Betty, husband and wife by Quitclaim Deed from Douglas Edward Betty and Kimberly Ann Betty of record in Instrument No. 20230530-0040527, Davidson County Register of Deeds.

This property is commonly known as 1517 12th Avenue North, Nashville, TN 37208*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

20240821-0064330

Witness our hands as of the dates note below:

Doug Betty Date: 8-7-24

Laura R. Betty Date: 8-7-24

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laura R. Betty,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of **August, 2024:**

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JULY 6TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Doug Betty,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of **August, 2024:**

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JULY 6TH, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$270,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 16th DAY OF **August, 2024:**

Notary Public

My Commission Expires: 06-24-25

LAUREN LAMBERTH TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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 August 16, 2024.

J. Carlton Drumwright

August 16, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 16, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY