Karen Johnson Davidson County
Batch# 1180211 DEEDWARR
09/10/2024 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240910-0069860

WARRANTY DEED

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Layla Adham Sindy and Omeed Adham Sindy	NEW OWNERS	
(NAME)	(NAME)	162160D09800CO
704 Honey Grove Ct.	(ADDRESS)	
(ADDRESS)		
Antioch TN 37013		
(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, **Nashville Blessed Homes, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Layla Adham Sindy, an unmarried woman and Omeed Adham Sindy, an unmarried man, joint tenants with right of survivorship,** 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 Lot No. 76, on the Plan of Section Three, Honey Brook Subdivision, a residential Planned Unit Development, of record in Book 7900, Page 379 and 380, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Blessed Homes, LLC, by virtue of that certain Warranty Deed dated July 25, 2024, and being of record at Instrument No. 20240729-0057166, in the amount of $307,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 704 Honey Grove Ct. Antioch, TN 37013
(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 hand this 10 day of September, 2024.

NASHVILLE BLESSED HOMES, LLC

managing member
By: Mustafa Al Attraqchi, Member

managing member
By: Maryam Abttan, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mustafa Al Attraqchi** and **Maryam Abttan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **Nashville Blessed Homes, LLC,** the within named bargainor, a Limited Liability Company, and that such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Nashville Blessed Homes, LLC.**

WITNESS my hand and official seal at office this 10 day of September, 2024.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-24

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Sept. 10 2024 (date of document)

Regina Sullo

Affiant Signature

September 10, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 10th day of September, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

