WARRANTY DEED

File #2024091066

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

Vanessa Z. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Karen Johnson
Batch # 1187158
09/27/2024 09:45 AM
Fees: $13.00 Taxes: $1,036.00

Davidson County
DEEDWARR
2 pgs

20240927-0074977

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adel Saad and Hany Ghatas	New Owner	069-16-0-080.00
(NAME)	(NAME)	
313 McClaran Place		
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37129		
(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, **Chioma Queen Epps, a single woman** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adel Saad, a married man and Hany Ghatas, a married 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:

A certain tract or parcel of land in Davidson County, Tennessee, being a part of the W. W. Cundall 5.8 acre tract, starting at a point in the center of the Hydes Ferry Road at the common corner of W. W. Cundall and A. T. Putman property; thence 175 feet in a Southwesterly direction to a stake; thence in a Southeasterly direction 100 feet to stake; thence in a Northeasterly direction 175 feet to the center of Hydes Ferry Road; thence 100 feet in a Northwesterly direction to the point of beginning.

Being the same property conveyed to Chioma Queen Epps by Warranty Deed from Bordeaux Old School Primitive Baptist Church, an unincorporated organization of record in Instrument No. 20220519-0058366 Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 19, 2022.

This conveyance is subject to: Taxes for the year 2024, a lien not yet due and payable.; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20150121-0005942, in the Register's Office for Davidson County, Tennessee.; Any deficiency of the property description contained in Schedule A, the failure of said description to adequately identify the land, or any claim thereof. The Company will not be liable for any loss, costs or damages, including attorneys' fees, resulting from any assertion that, due to an inadequate property description, either (1) any instrument vesting title or establishing the Insured mortgage is invalid or unenforceable, in whole or in part, or (2) the title is unmarketable.; No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.; Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.

unimproved ☐
This is improved ☒ property, known as **3411 Hydes Ferry Road, Nashville,TN,37218**

(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 our hands this 18th day of September, 2024.

Chioma Queen Epps

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Williamson

KAE

Before me, the undersigned Notary Public, personally appeared Chioma Queen Epps with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this ~~18th~~ 17th day of September, 2024.

KAE

Commission expires: Sept. 8, 2025

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025