THIS INSTRUMENT WAS PREPARED BY Harpeth Escrow, LLC 117 Saundersville Road, Ste. 201 Hendersonville, TN 37075	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$465,000.00**. Affiant Subscribed and sworn to before me, this **26th day of July, 2024**. Notary Public My commission expires: 11-06-24

Karen Johnson Davidson County
Batch# 1190691 DEEDWARR
10/07/2024 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20241007-0077611

SHAWN STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner(s) as follows: **Emil Gerges and Rania Ibrahim** **7065 Sugarplum Road (a/k/a 7417 Tarmac Way)** **Nashville, TN 37211**	Send Tax Bills To: New Owner	Map-Parcel Number **181 01 0B 128.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Cheryl Darlene Baghernejad, a widow**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Emil Gerges and Rania Ibrahim, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of RESUBDIVISION OF LOTS 18 AND 19 PHASE ONE, 2ND ADDITION TO SUGAR VALLEY RS10 CLUSTER LOT SUBDIVISION, a Planned Unit Development, of record in Instrument Number 20050419-0043490, revising Instrument Number 20050105-0001853, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Seyed Moe Baghernejad and Cheryl Baghernejad, husband and wife, by Warranty Deed from Yazdian Construction Inc., a Tennessee corporation, of record in Instrument No. 20051101-0131897, in the Register's Office of Davidson County, Tennessee, dated October 21, 2005 and recorded on November 1, 2005. The said Seyed Moe Baghernejad died on January 14, 2023, leaving Cheryl Baghernejad as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **7065 Sugarplum Road (a/k/a 7417 Tarmac Way), Nashville, TN 37211**.

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 in 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(s) this **26th day of July, 2024.**

Cheryl Darlene Baghernejad by Eamon Bagherejad, her attorney-in-fact

Cheryl Darlene Baghernejad by Eamon Bagherejad, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of July, 2024, before me personally appeared Eamon Bagherejad, 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 26th day of July, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Barton 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 7/26/24 (date of document).

Summer Barton
Affiant Signature

8/24/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of Aug, 24.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON