WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/04/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 4/18/2026

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-12829-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Heather Weaver and Phillip Weaver	New Owner	063-04-0-059.00
132 Rifle Range Road		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nashville Egyptian Service LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Weaver and Phillip Weaver, wife and husband,

HEREINAFTER CALLED THE GRANTEE(S), 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. 17 on the Plan of Lakewood Heights of record in Plat Book 3842, Page 25, amended in Book 4237, Page 200, 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 the same property conveyed to Nashville Egyptian Service LLC, a Tennessee Limited Liability Company by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240614-0044686 Register's Office for Davidson County, Tennessee, dated June 11, 2024 and recorded on June 14, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

Karen Johnson Davidson County
Batch# 1192273 DEEDWARR
10/10/2024 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20241010-0078673

This is property known as 132 Rifle Range Road Old Hickory, TN 37138

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 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 hand on October 3, 2024.

Nashville Egyptian Service LLC, a Limited Liability Company

By: _____
Maged Saad

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Maged Saad, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Nashville Egyptian Services, LLC, the within named bargainor, a Tennessee limited liability company, and that Maged Saad as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this October 3, 2024.

_____
Notary Public

My Commission Expires: 3/2/25

File #: 2024-12829-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



Certificate of Authenticity

I, Joshua A. Terry, 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 10/3/2024.

Affiant Signature – Joshua A. Terry

10/8/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/8/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27