G#37535-8

BOX #14

WARRANTY DEED

Karen Johnson
Batch # 1193115
10/14/2024 09:30:29 AM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20241014-0079290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED FIFTY THOUSAND AND 00/100 (250,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF OCTOBER, 2024.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
HABIB MALEK KOURIA (NAME)	**NEW OWNER** (NAME)	**161 01 0A 048.00 CO** **161 01 0 A 013.00 CO**
1711 NORTH 78TH COURT **ELMWOOD PARK, IL 60707** (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of October, 2024, the undersigned, **LOUISE M. DEEB AND EDWARD G. DEEB, JR., WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **HABIB MALEK KOURIA, MARRIED,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **5316 EDMONDSON PIKE, 4, NASHVILLE, TN 37211** and more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5316-#4, together with Garage No. 13, of DANBURY CONDOMINIUMS, a condominiums development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing DANBURY of record in Book 6612, Page 75, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth to said Master Deed.

Being the same property conveyed to Louise M. Deeb and Edward G. Deeb, Jr., by Warranty Deed from Brad Giannini and Erica Giannini, Trustees of Giannini Family Trust of record in Instrument No. 20220701-0076462, in the Register's Office of Davidson County, Tennessee, dated May 31, 2022 and recorded on July 01, 2022.

Conveyance of the above described property subject to the following:

1) The Plan of record as set on Exhibit "C" to the Master Deed of record in Book 6612, Page 75, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
2) Master Deed of Danbury Condominiums of record in Book 6612, Page 75, Register's Office for Davidson County, Tennessee.
3) By-Laws of Danbury Homeowners' Association, Inc. as set out as Exhibit "B", of record in Book 6612, Page 107, Register's Office for Davidson County, Tennessee.

4) Charter of Danbury Homeowners' Association, Inc. of record in Book 6625, Page 510, Register's Office for Davidson County, Tennessee.
5) All matters shown on the Plan of record in Plat Book 4675, Page 65, said Register's Office,
6) Easement for ingress and egress reserved in the Deed of record in Book 6461, Page 530, Register's Office for Davidson County, Tennessee.
7) Easement for Storm Sewers and/or Sanitary Sewers of record in Book 7291, Page 879, Register's Office for Davidson County, Tennessee.
8) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of October, 2024.

GRANTOR: Louise M. Deeb

Louise M Deeb

STATE OF CA)
COUNTY OF Orange)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LOUISE M. DEEB**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10th day of October, 2024.

Notary Public

8/24/2027
My Commission Expires

GRANTOR: Edward G. Deeb, Jr.

Edward Deeb Jr

CHRIS D. DODSON
COMM. #2457129
Notary Public - California
Riverside County
My Comm. Expires Aug. 24, 2027

STATE OF CA)
COUNTY OF Orange)

Personally, appeared before me, a Notary Public of the aforesaid authority, **EDWARD G. DEEB, JR.**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10th day of October, 2024.

Notary Public

8/24/2027
My Commission Expires

CHRIS D. DODSON
COMM. #2457129
Notary Public - California
Riverside County
My Comm. Expires Aug. 24, 2027