Karen Johnson Davidson County
Batch# 1193756 DEEDWARR
10/15/2024 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20241015-0080004

WARRANTY DEED

File No. KT-24-7044

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ayman Asaad	Ayman Asaad	
(NAME)	(NAME)	
3250 Hamilton Church Road	3250 Hamilton Church Rd	150-14-0E-001-00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, I/we, **Hope Construction LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ayman Asaad and Dalia Habashy, husband and wife** 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. 1 on the Plan of Final PUD Plat Calumet Resubdivision of Phase 7, 8 & 9 of record in Plat at Instrument No. 20221028 0116569, 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 a portion of the same property conveyed to Daniel Michael and Fahem Eryan by Warranty Deed from James T. McLean, Sr., unmarried of record in Instrument No. 20170523-0050915, Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 23, 2017.

See also, Affidavit of Correction in Instrument No. 20170808-0081219, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Hope Construction, LLC by Quitclaim Deed from Daniel Michael and Fahem Eryan of record in Instrument No. 20200603-0056938, Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on June 03, 2020.

*** Fahim Eryan and Fahem Eryan are one and the same. Fahim Eryan is the correct legal name.**
***Daniel Michael and Michael Daniel are one and the same. Daniel Michael is the correct legal name.**

This is property more commonly known as 3250 Hamilton Church Road, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15th day of October, 2024.

Hope Construction LLC, a Limited Liability Company

By: _____
Fahim Eryan, Member

By: _____
Daniel Michael, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

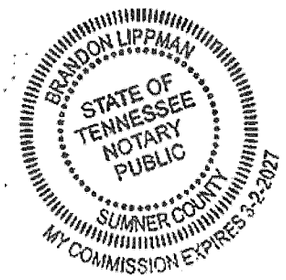
Before me, BRANDON LIPPMAN of the state and county mentioned, personally appeared Fahim Eryan and Daniel Michael, Members of Hope Construction LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Hope Construction LLC, the within named bargainor, a Limited Liability Company, and that such Fahim Eryan and Daniel Michael, Members of Hope Construction LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in NASHVILLE, this 15th day of October, 2024.

_____
Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3-2-27



Certificate of Authenticity

I, Christen Rabe, 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 **October 15, 2024**.

Date

Christen Rabe

Affiant Signature

10/15/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **October**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025