Karen Johnson Davidson County
Batch# 1196643 DEEDWARR
10/22/2024 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241022-0082139

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/21/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/7/2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-12527-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kidane Tekhlu and Betelhem Abrha	New Owners	162-16-0E-025.00-CO
617 Bell Trace Circle		
Antioch, TN 37013		

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,

Salama Henein and Mariam M. Kastor

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

Kidane Tekhlu and Betelhem Abrha, husband and wife

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 all of Lot No. 52, on the Plan of Section one, Bell Crest, Planned Unit Development, as shown by plat appearing of record in Plat Book 7900, Page 753, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Salama Henein and Mariam M. Kastor, as joint tenants with rights of survivorship by Warranty deed from Farrokh Daraei a.k.a Farrok H. Daraei, and wife, Sheida Badrabadi of record in Instrument No. 20170104-0000679 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 04, 2017.

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.

This is property known as 617 Bell Trace Circle Antioch, TN 37013

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 21, 2024.

Salama Henein

Mariam M. Kastor

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Salama Henein and Mariam M. Kastor, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 21, 2024.

Notary Public

My Commission Expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2024-12527-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Kaye Clark, 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 this 21 day of October, 2024.

Affiant Signature

10-22-24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of October, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

