This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $430,000.00.

Affiant

Subscribed and sworn before me this the 4th day of November, 2024.

Notary Public
My commission expires: 3·20·28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1202235
11/06/2024 09:08:33 AM
Fees: $13.00 Taxes: $1,591.00

Davidson County
DEEDWARR
2 pgs

20241106-0086148

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mario Habib & Baheg Habib & Nihal Hannah 2822 Saint Edwards Drive Nashville, TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	119-10-0 105.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN EHRMAN, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARIO HABIB, AN UNMARRIED MAN AND BAHEG HABIB AND NIHAL HANNAH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Nolensville Heights Subdivision, of record in Book 2083, page 80, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Ehrman, unmarried man, by deed dated 06/23/2017, from Gary Parisi, an unmarried man, of record in Instrument No. 20170628-0065205, Register's Office for said County.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2822 Saint Edwards Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 4 day of November, 2024.

Jonathan Ehrman

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Ehrman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of November, 2024.

My commission expires: 9/21/26

Notary Public

