RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-26176-24

Karen Johnson Davidson County
Batch# 1207027 DEEDWARR
11/20/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20241120-0090325

WARRANTY DEED

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of Nov 2024

NOTARY PUBLIC

My commission expires: 9/19/28

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emad Aziz and Reda Boshra 595 Blair Road Smyrna TN 37167	Same address as new owner	096-10-0-247

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 Dollars ($240,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PENELOPE HENTZ, A WIDOW**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EMAD AZIZ AND REDA BOSHRA, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 329 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 329 begins at a point in the southerly margin of Leatherwood Drive, the common corner of Lots No. 328 and 329; thence southeasterly 140 feet to a point, the common corner of Lots No. 327 and 328; thence northeasterly 195.7 feet to a point in the southwesterly margin of Ironwood Drive; thence northwesterly 78.3 feet along said drive to a point, the beginning of a curve; thence 29.71 feet around said curve, having a radius of 17.5 feet to a point in the southerly margin of Leatherwood Drive; thence 109.4 feet westerly along said drive to the point of beginning.

Being the same property conveyed to Harold G. Hentz and wife, Penelope Hentz and James P. Hentz by deed from Carol Ann Briggs, a single person, dated January 1, 1976, as of record in Book 4991, page 846, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold G. Hentz and wife, Penelope Hentz from James P. Hentz by Quit Claim Deed dated 4/26/1985 and recorded 9/24/1985 in Book 6663, page 361, said Register's Office. Harold G. Hentz died 5/11/2018, leaving Penelope Hentz as the sole owner and surviving spouse.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is unimproved _XX_ improved property, known as: 2939 Leatherwood Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 15th day of November, 2024

GRANTOR(S)

Penelope Hentz

Penelope Hentz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Penelope Hentz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of Nov., 2024.

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

I. Scruggs

Printed Notary Name

My commission expires: 11/08/2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV. 15, 24 (date of document).

Jennifer L. Pennell

NOV. 19, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of NOV, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

