Karen Johnson Davidson County
Batch# 1207506 DEEDWARR
11/21/2024 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20241121-0090928

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

File No. 1-23437-mc

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2024.

Notary Public

My commission expires: 3-21-2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Janet Boktor and Emil Masoud	United Wholesale Mtg	**172-12-0B-273.00-CO**
2524 Call Hill Rd	100 S. Blvd East	
Nashville, TN 37211	Pontiac, MI 48341	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Elaine N. Emory, Trustee, Elaine N. Emory Revocable Living Trust Agreement dated May 23, 2011

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Emil Masoud and Janet Boktor, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Bradford Hills, Section Twelve, of record in Plat Book 7900, Page 6, Amended in Book 7900, Page 581, 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 the same property conveyed to David G. Emory and wife, Elaine Norris Emory by Warranty Deed from Claridge Builders, Inc of record in Book 9299, page 468, Register's Office for Davidson County, Tennessee, dated March 31, 1994 and recorded on April 04, 1994.

Being the same property conveyed to Elaine N. Emory, Trustee, Elaine N. Emory Revocable Living Trust Agreement dated May 23, 2011, by Quitclaim Deed from David G. Emory and wife Elaine Norris Emory of record in Instrument No. 20110622-0047939 Register's Office for Davidson County, Tennessee, dated June 06, 2011, and recorded on June 22, 2011.

This is improved property known as 2524 Call Hill Rd, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, together with any and all appurtenances, estate, title and interest thereto belong to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easement, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of November, 2024.

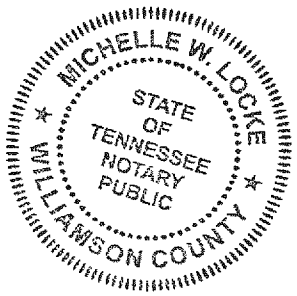
Elaine N. Emory, Trustee of the Elaine N.
Emory Revocable Living Trust Agreement
Dated May 23, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elaine M. Emory, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Elaine N. Emory Revocable Living Trust Agreement dated May 23, 2011**, a living trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand this 15th day of November, 2024..

Notary Public
My Commission Expires: 9/14/25



Lenders Title Company File No. 24-001571-524

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11/14/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/14/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 **day of** November **,** 2024**.**

Bria Sawyer

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

