Karen Johnson Davidson County
Batch# 1208006 DEEDWARR
11/22/2024 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20241122-0091580

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $389,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 11/19/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 06.24.25

LAUREN LAMBERTH TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 2024-13897-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Gerges Nasif and Nader Nasif	**Pinnacle Bank, a Tennessee bank**	164-07-0A-230.00-CO
1384 Rockglade Run	150 3rd Avenue South, Suite 1000	
Antioch, TN 37013	Nashville, TN 37201	

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,

Hanna Salib and Refka Mikhaiel, husband and wife

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

Gerges Nasif, an unmarried man, and Nader Nasif, an unmarried man

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:

That certain parcel of real estate located in Davidson County, State of Tennessee within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being Lot No. 200 on the Plan of Harvest Grove, Section Three, according to plat and survey appearing of record in Instrument No. 20160429-0042362 in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Hanna Salib, a married man, Joined Herein Pro Forma By Her Husband, Refka Eid I Mikhaiel by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20171102-0112394 Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on November 02, 2017.
Refka Eid I Mikhaiel being one and the same as Refka Mikhaiel.

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 1384 Rockglade Run 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 November 19, 2024.

HANNA SALIB
Hanna Salib

Refka Mikhaiel
Refka Mikhaiel

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Hanna Salib and Refka Mikhaiel, 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 November 19, 2024.

Notary Public

My Commission Expires: 06.24.25

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

LAUREN L
COUNTY OF SUMNER

File #: 2024-13897-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 19, 2024.

J. Carlton Drumwright

November 19, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 19, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY