When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064

File #1-23603-RR

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23603-RR

Karen Johnson Davidson County
Batch# 1208901 DEEDWARR
11/27/2024 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20241127-0092960

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of November, 2024.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/4/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Makaroes Youssef 6129 Open Meadow Ln. Franklin, TN 37067	New Owner	164 07 0A 141.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rania Dawod, an unmarried woman**, and Sabergayd Beshay, an unmarried man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Makaroes Youssef**, hereinafter called the Grantee(s), his/her/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 Lot No. 103 of HARVEST GROVE, SECTION TWO, (formerly Tillman), a Planned Unit Development, as of record in Instrument No. 20140529-0046065, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description thereof.

Being the same property conveyed to Sabergayd Beshay and Rania Dawod, husband and wife, by Warranty Deed from Derek Fender and wife, Jennifer Fender, of record in Instrument No. 20190207-0011902, in the Register's Office of Davidson County, Tennessee, dated February 01, 2019, and recorded on February 07, 2019.

**Grantors participate in this conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise

This is improved property located at: **304 Grovedale Trace, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with 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 is 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. Whenever 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, Grantor has executed this instrument on this 25th day of November, 2024.

GRANTOR:

Rania Dawod

Sabergayd Beshay

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rania Dawod and Sabergayd Beshay, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of November, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202411270092960

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

I, Jacqueline Sena **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** 11/25/2024 **(date of document).**

Affiant Signature

Date: 11/27/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th **day of** November, 2024.

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY