Karen Johnson Davidson County
Batch # 1211971 DEEDWARR
12/03/2024 11 19 36 AM 2 pgs
Fees $13 00 Taxes $7,739 82
20241203-0093791

State of Tennessee
County of Davidson

WARRANTY DEED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,091,843 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of October, 2024

2024-65

APRIL G NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal) Notary Public
My Commission Expires. 7-6-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners	Send Tax Bills To	Tax ID#
James Ramzey Youssef 608 B Moore Avenue Nashville, TN 37203	NEW OWNER	105 07-2U-002 00 CO

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 consideration, the receipt of which is hereby acknowledged, I/we, **Maison Beni Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James Ramzey Youssef, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Unit B, on the Plan of Homes at 608 Moore Avenue, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of the Declaration of Covenants Conditions and Restrictions of the Homes at 608 Moore Avenue, of record in Instrument No 20230628-0049362, as amended in the First Amendment to Declaration of Covenants Conditions and Restrictions of the Homes at 608 Moore Avenue, of record in Instrument No. 20240910-0069871, 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 Maison Beni Properties, LLC, a Tennessee Limited Liability Company from Janice Nichols, a single woman by Quitclaim Deed dated February 9, 2024 and recorded February 9, 2024 in Instrument #20240209-0009292, Register's Office for Davidson County, Tennessee

This is (X) improved property know as 608 B Moore Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 25th day of October, 2024

Maison Beni Properties, LLC
By. Michael Bodden, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the state and county mentioned, personally appeared Michael Bodden with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent (or other officer authorized to execute the instrument) of Maison Beni Properties, LLC the within named bargainor, a limited liability company, and that such president or officer as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and seal this 25th of October, 2024

NOTARY PUBLIC
MY COMMISSION EXPIRES 7-6-2027

