THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1212533 DEEDWARR
12/04/2024 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20241204-0094155

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Ruth Yassa and Magdy Gerges 6743 Sunnywood Drive Nashville, TN 37211	Nexa Mtg 3100 W. Ray Rd #201 Office 209 Chandler, AZ 85226	181-02-0B-002-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jonathan Grant Poutney, Trustee of The Poutney Family Trust, dated August 15, 1989**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Ruth Yassa and Magdy Gerges, wife and husband** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee being Lot No. 2 on the Plan of Section One, Sugar Valley Place, as of record in Instrument No. 20140331-0026154, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jonathan Grant Poutney, Trustee of The Poutney Family Trust, dated August 15, 1989, by Warranty Deed from Kimberly Kirsten Clark, unmarried, dated September 14, 2022 and recorded on September 16, 2022, in Instrument No. 20220916-0103452, Davidson County Register of Deeds.

This is property commonly known as 6743 Sunnywood Drive, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, this 27th **day of** ~~December~~ November, **2024**:

Jonathan Grant Poutney, Trustee of The Poutney Family Trust, dated August 15, 1989

Jonathan Grant Poutney, Trustee
Jonathan Grant Poutney, Trustee

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jonathan Grant Poutney, Trustee of The Poutney Family Trust, dated August 15, 1989,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this _____ day of **December, 2024:**

Please see attached
CA acknowledgment

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$350,000.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 2ND DAY OF **December, 2024:**

_____
Notary Public

My Commission Expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF
MY COMM. EXPIRES 3/2/25

ACKNOWLEDGMENT

Warranty Deed

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On November 27, 2024 before me, E. Valdez, Notary Public
(insert name and title of the officer)

personally appeared Jonathan Grant Poutney,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

E. VALDEZ
COMM. # 2501227
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires: OCT 20, 2028

Signature E. Valdez (Seal)

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 December 2, 2024.

J. Carlton Drumwright

December 2, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 2, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY