WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026
(
AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Karen Johnson Davidson County
Batch# 1224689 DEEDWARR
01/08/2025 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250108-0001711

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024120186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Youssef E. Youssef	ALL WESTERN MORTGAGE INC.	
(NAME) 4884 Terragon Trl	(NAME) 8345 WEST SUNSET ROAD, SUITE 380	148-08-0B-039.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) LAS VEGAS, NV 89113	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-FIVE THOUSAND AND NO/100 Dollars ($465,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELITE DEVELOPMENTS LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOUSSEF E. YOUSSEF, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, 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. 39, as shown on the map entitled the Plan of Aldwych Village, Phase 2, Section 2, of record in Instrument No. 20210105-0002019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to ELITE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from HEE KYUNG SHIN, of record in Instrument No. 20180924-0094261, dated September 14, 2018, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4884 Terragon Trl, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Executed by my hand this 3rd Day of January 2025.

Elite Developments LLC

BY: _____
Emad Yousef
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before Me, Tuwana J. Bryant, a Notary Public for the above State and County, personally appeared Emad Yousef as Partner of Elite Developments LLC to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed as Partner

Witness my hand and official seal this 3rd day of January 2024.

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

_____
Notary Public

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 January 3, 2025.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 01/03/25

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on January 3, 2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

