WARRANTY DEED

Karen Johnson
Batch # 1224944
01/09/2025 01:35:03 PM
Fees: $13.00 Taxes: $999.00
20250109-0002028

Davidson County
DEEDWARR
2 pgs

#174468

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

X Youssef
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2025

Notary Public

MY COMMISSION EXPIRES: 10/21/2026

(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Youssef Kamel	First Horizon Bank	135-10-0-C-057.00
(NAME)	(NAME)	
6053 Enclave Dr	12719 Cantrell Road Suite 200	
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37128	Little Rock AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Valerie D Dalton-Steele,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Youssef Kamel,** unmarried, 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. 52 on the Plan of Ransom Park, Section Three, of record in Instrument NO. 20030718-0101335, Register's Office for said County, Tennessee, to which reference i s hereby made for a more complete description.

Being the same property conveyed to Valerie D Dalton-Steele, on 6/1/2023 by deed of record in Instrument NO. 20230614-0045369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3004 Skyvalley Grove, Nashville, TN 37217
(House Number) (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.

Witness my/our hands this 8th day of January, 2025.

Valerie D Dalton-Steele

Valerie D Dalton-Steele

State of Tennessee
County of Davidson

Personally appeared before me Valerie D Dalton-Steele, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of January, 2025.

Notary Public
My Commission Expires: 10/21/2028
File No.: 17468

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY