Karen Johnson Davidson County
Batch# 1225820 DEEDWARR
01/13/2025 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250113-0002649

WARRANTY DEED

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9.5.2028

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashraf Eessa and Nadeen Gerges	New Owners	
(NAME)	(NAME)	15001022900
342 Huguenot Ave		
(ADDRESS)	(ADDRESS)	
Staten Island, NY 10312		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Nashville Blessed Homes, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashraf Eessa and Nadeen Gerges, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 776 on the Plan of Edge-O-Lake Estates, Section 16, of record in Book 4175, Page 157, Register's Office for Davidson County, Tennessee.

Said Lot No. 776 fronts 85.0 feet on the southeasterly margin of Clearwater Drive and extends back 149.04 feet on the northeaterly line and 144.49 feet on the southwesterly line to a dead line in the rear, measuring 81.43 feet thereon.

Being the same property conveyed to Nashville Blessed Homes, LLC, a Tennessee limited liability company, by virtue of that certain Warranty Deed dated September 25, 2024, and being of record at Instrument No. 20240925-0074453 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 438 Clearwater Dr. 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 hand this 10th day of January, 2025.

NASHVILLE BLESSED HOMES, LLC

By: Mustafa Al Attraqchi, Member

By: Maryam Abttan, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mustafa Al Attraqchi** and **Maryam Abttan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members of **Nashville Blessed Homes, LLC,** the within named bargainor, a Limited Liability Company, and that such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Nashville Blessed Homes, LLC.**

WITNESS my hand and official seal at office this 10th day of January, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 January 13, 2025.

Affiant Signature

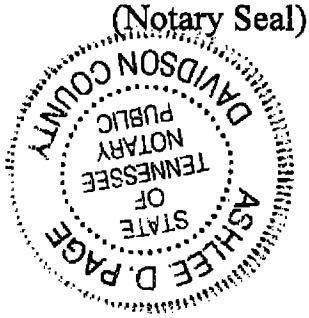
1/13/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of January, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026