Box 14

Send Tax Bills To
Wael Nageh Beskales
2017 Jones Circle
Nashville, TN 37207

This Instrument Prepared By.
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners·
Wael Nageh Beskales
2017 Jones Circle
Nashville, TN 37207

Space for Recorders Stamp

Karen Johnson Davidson County
Batch # 1227849 DEEDWARR
01/17/2025 09 42 37 AM 3 pgs
Fees $18 00 Taxes $966 63

20250117-0003904

Map & Parcel No 071-08-0-128 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED SIXTY ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 ($261,250.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Barbara F. Avritt, unmarried** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wael N. Beskales and Elham Keryakos, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No 157 on the Map of Joywood Heights, Section One, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No 157 fronts 60 feet on the Easterly side of Jones Circle and runs back between lines 170 feet on the northerly line and 156 5 feet on the southerly line, to a dead line in the rear, on which it measures 60 feet

Being the same property conveyed to Barbara F. Hamilton N/K/A Barbara F. Avritt by Quitclaim Deed from Barbara F Avritt, unmarried of record in Instrument No 20211015-0139046 Register's Office for Davidson County, Tennessee, dated October 14, 2021 and recorded on October 15, 2021

This is _X__IMPROVED ___UNIMPROVED property known as 2017 Jones Circle, Nashville, TN 37207

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record

POSSESSION shall be given with deed

PROPERTY TAXES for the current year shall be prorated

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of January, 2025.

Barbara F. Avritt

STATE OF Alaska
COUNTY OF Anchorage

On this 14th day of January, 2025, before me personally appeared Barbara F Avritt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 14th day of January, 2025

Notary Signature
My commission expires
1-26

MICHAEL CLAIBORNE
Notary Public
State of Alaska
My Commission Expires Jan 1, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 261,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wael N Beskales
Affiant

STATE OF TENNESSEE
COUNTY OF

Sworn to and subscribed before me this 14th day of January, 2025.

Notary Signature
My commission expires. 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON