Karen Johnson Davidson County
Batch# 1235320 DEEDWARR
02/07/2025 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20250207-0009563

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES
THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0641

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hany Attaallah	New American Funding	Map: 13500008800
(NAME) 1911 Old Murfreesboro Pike	(NAME) 14511 Myford Rd #100	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-NINE THOUSAND AND NO/100 DOLLARS ($359,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHNNY MITCHELL, ROBERT TURNER, ROBERT BEARD, JOHN GREEN, MAURICIO FUNES, BRENT DONEGAN, AS TRUSTEES OF UNA CHURCH OF CHRIST AND DARRICK SHEPHERD, MINISTER OF UNA CHURCH OF CHRIST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HANY ATTAALLAH, A Married Man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 2 on the Plan of Una Church of Christ Three Lot Subdivision of record in Instrument No: 20241219-0098812, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Marion Gotto, Ben High, and F. Miles Ezell, Trustees To The Una Church of Christ, by deed from Edward Shearin, Annie Mai Fields, Virginia Shearin Montgomery, N.A. Weaver, Jr., Houston Weaver, Jane Shearin and Richard Shearin; being the Heirs-at-Law of R. H. Shearin and wife, Zula Shearin, deceased, of record in Book 2650, Page 633, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20241219-0098812, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1911 Old Murfreesboro Pike, Nashville, TN 37217
(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.

Witness our hands this 30th day of January, 2025.

Una Church of Christ

BY: _____
Johnny Mitchell, Trustee

BY: _____
Robert Turner, Trustee

BY: _____
Robert Beard, Trustee

BY: _____
John Green, Trustee

BY: _____
Mauricio Funes, Trustee

BY: _____
Brent Donegan, Trustee

BY: _____
Darrick Shepherd, Minister

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Johnny Mitchell, Robert Turner, Robert Beard, John Green, Mauricio Funes, and Brent Donegan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oaths acknowledged himself/herself/themselves to be the Trustees respectively of Una Church of Christ the within named bargainer, and that he/she/they as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of January, 2025.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Darrick Shepherd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Minister respectively of Una Church of Christ the within named bargainer, and that he as such Minister being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of January, 2025.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 January 30, 2025.

J. Carlton Drumwright

January 30, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 30, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY