WARRANTY DEED

Karen Johnson
Batch # 1238211
02/18/2025 03 11 41 PM
Fees $13 00 Taxes $1,276 50

Davidson County
DEEDWARR
2 pgs

20250218-0011905

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC OF STATE JUDITH C JACOBS

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2025

Notary Public

MY COMMISSION EXPIRES 8-21-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Wael Zaki	US Bank National Association	149-00-0-099 00
(NAME)	(NAME)	
2016 Pulley Place	2800 Tamarack Rd	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	owensboro, KY 42301	
(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, **Mina Naguib,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Wael Zaki and Mariam Badie, husband and wife,** 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, according to a survey made by E L Miller, Jr and Company, dated December 11, 1962, more particularly described as follows

Beginning at a point in the center line at a spike in Bell Road approximately 1/2 mile plus 186 feet northerly from Murfreesboro road, thence North 39 deg 50' East along the center line of Bell Road, a distance of 186 0 feet to a spike, thence meandering in a southeasterly direction along the center line of a drain 480 feet to an iron pin, thence north 68 deg 5' West, a distance of 477 2 feet to the point of beginning Said tract contains 1 2 acres more or less

Being the same property conveyed to Roger D McDaniel and wife, Rhonda H McDaniel, by Warranty Deed on February 12, 1999, of record in Book 11355, Page 402, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Mina Naguib from Roger D McDaniel and wife, Rhonda H McDaniel by Warranty Deed on October 15, 2024, of record in Instrument Number 20241016-0080110, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

unimproved ☐

This is improved ☑ property, known as 332 Bell Rd, 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 14th day of February, 2025

Mina Naguib

State of Tennessee
County of Davidson

Personally appeared before me Mina Naguib, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 14th day of February, 2025

Notary Public Judith C. Jacobs
My Commission Expires 8-21-27

File No 202501014

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY