Karen Johnson Davidson County
Batch# 1238886 DEEDWARR
02/20/2025 12:51:30 PM 4 pgs
Fees: $23.00 Taxes: $469.90
20250220-0012363

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

AUDRA D CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-17-2028

THIS INSTRUMENT WAS PREPARED BY
Jonathan Perry, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: RES-TN-250012-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Benjamin Karshenas and Daniel Karshenas	**Benjamin Karshenas and Daniel Karshenas**	**172 08 0B 065.00-CO**
(NAME)	(NAME)	
7034 Willowick Drive	**7034 Willowick Drive**	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	**Brentwood TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Seven Thousand And No/100 Dollars ($127,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HAZIM YOUSEF, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN KARSHENAS, AN UNMARRIED MAN, AND DANIEL KARSHENAS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☑
This is improved ☐ property, known as 228 Walking Horse Hill, Nashville, TN 37211
(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 my hand this 14th day of February, 2025.

Hazim Yousef

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of February, 2025, before me personally appeared **Hazim Yousef**, to me known to be the person (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 14th day of February, 2024.

Commission Expires: _____

Notary Public



EXHIBIT "A"

Lot 65, on the Plan of Bridle Downs, Phase Two, as shown on plat of record in Plat Book 7900, Page 241, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being a portion of the same property conveyed to Aida Albow, an unmarried woman and Hazem Yousef, a married man, as joint tenants with right of survivorship by Warranty Deed of record at Instrument No. 20190813-0080565, dated 08/12/2019 and recorded 08/13/2019, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Hazim Yousef, a married man, by Quit Claim Deed of record at Instrument No. 20210114-0006194, dated 01/11/2021 and recorded 01/14/2021, in the Register's Office of Davidson County, Tennessee.

The above referenced property is not nor has it ever been the principal residence of the herein Grantor.

Tennessee Certificate of Electronic Document

I, Jonathan Roy Perry, 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 the law on 2-14-25 (date of document).

Settlement Agent:

McMichael & Gray, PC

Signature

2-14-25

Date

State of Tennessee

County of Davidson

Personally appeared before me, Audra D. Cross, a notary public for this county and state, Jonathan Roy Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 14th day of February, 2025.

Notary Public

My Commission Expires:

(NOTARY SEAL)

AUDRA D CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-17-2028

All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).