Karen Johnson Davidson County
Batch# 1238904 DEEDWARR
02/20/2025 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20250220-0012383

WARRANTY DEED

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $560,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/10/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 06.24.25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 2024-14270-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Samuel Marcos Namr and Kirollos Mamdouh Mikhail	**First Citizens National Bank**	09203040300
2037 Jefferson Street	PO Box 370	
Nashville, TN 37208	Dyersburg, TN 38025	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Salwa S. Suror, a widow

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Namr, a married person, and Kirollos M. Mikhail, a married person

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land in Nashville, Davidson County Tennessee, parcel ID 09203040300 more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE TN1979, All bearings and coordinates are based on Tennessee State Plane Coordinates (NAD83) by G.P.S observations, dated 01-23-2025.

BEGINNING at a Magnail set with aluminum washer stamped TN1979 on the south right of way of Jefferson Street said point lies 25' south of the centerline and also being the northwest corner of the Nathaniel Harris property as recorded in deed book 7962, page 287 R.O.D.C.TN. Thence, leaving said right of way and with the west line of said Harris South09°04'37"East, a distance of 132.80' to an iron pin set on the east right of way of the Illinois Central Railroad said point lies 50' east of the centerline of the main track.
Thence, along said railroad right of way North36°20'06"West, a distance of 64.25' to a point at the corner of a block building.
Thence, continuing with the face of the wall of said block building South80°53'59"West, a distance of 19.45' to a building corner lying 33.0' east of the Centerline of the main track of the Illinois Central Railroad.
Thence, continuing with the face of the wall of said block building North08°51'18"West, a distance of 37.48' to block building corner on the east right of way of the Illinois Central Railroad said point lies 50' east of the centerline of the main track said corner lies S 36-20-06 E, 5.00' from a magnail set witness.
Thence, continuing with the east right of way of the Illinois Central Railroad North36°20'06"West, a distance of 42.98' to an iron pin set on the south right of way of Jefferson Street said point lies 25' south of the centerline of Jefferson Street and also lies N 72-17-06 E, 52.55' from a ½" capped rebar found stamped ere at the centerline of the main track of the Illinois Central Railroad.
Thence, with the south right of way of Jefferson Street North80°55'23"East, a distance of 68.42' to the POINT OF BEGINNING; said described tract containing 0.11 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, RPLS #1979 on 01-23-2025.

Being the same property conveyed to Adel Gayed and wife, Salwa S. Suror by Warranty deed from Melvin J. Smith of record in Instrument No. 20130816-0086536 Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 16, 2013.

Adel Gayed, having died on November 23, 2018, his interest in said property vesting in Salwa S. Suror as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2037 Jefferson Street Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on February 10, 2025.

Salwa SUROR
Salwa Suror

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Salwa Suror, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 10, 2025.

Notary Public

My Commission Expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2024-14270-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 February 12, 2025.

J. Carlton Drumwright

February 12, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 12, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY