Karen Johnson Davidson County
Batch# 1239386 DEEDWARR
02/21/2025 07:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20250221-0012647

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $412,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 02/14/2025 NOTARY PUBLIC MY COMMISSION EXPIRES 10-24-25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 2025-567-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Raafat Abokir and Hany MiKhael	**Pinnacle Bank, a Tennessee bank**	164-03-0A-021.00-CO
2176 Postings Point	150 3rd Avenue South, Suite 1000	
Antioch, TN 37013	Nashville, TN 37201	

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,

Levi Hobbs and Gretchen Hobbs, husband and wife

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

Raafat Abokir, an unmarried man, and Hany MiKhael, an unmarried man

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:

Land in **Davidson** County, Tennessee, being Lot No. 21 on the Plan of Final Plat of Rolling Hills Subdivision of record in Plat at Instrument No. 20161109-0118395, 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 the same property conveyed to Levi J. Hobbs and Gretchen Hobbs, husband and wife by Special Warranty Deed from Lennar Homes of Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20170814-0083255 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 14, 2017.

Levi **Hobbs** being **one** and the same as Levi J. **Hobbs**.

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 2176 Postings Point Antioch, TN 37013

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 ~~14~~ 13, 2025.

Levi Hobbs

Gretchen Hobbs

STATE OF ~~TENNESSEE~~ Washington (JDHNP)

COUNTY OF ~~Davidson~~ Spokane (JDHNP)

Personally appeared before me, a Notary Public of said County and State, Levi Hobbs and Gretchen Hobbs, 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 13 (JDHNP), 2025.

Notary Public

My Commission Expires: 10/9/26

File #: 2025-567-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Notary Public
State of Washington
JULIE D HELLSTROM
License #67233
My Commission Expires
October 9, 2026

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 14, 2025.

J. Carlton Drumwright

February 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY