Karen Johnson Davidson County
Batch# 1240605 DEEDWARR
02/25/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20250225-0013977

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-TN-25-6100

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yosra Elobaid Guma and Waad Awad Akasha	New Owner	
(NAME)	(NAME)	**173-04-0B-016.00-CO**
6100 Blue Hole Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ROBERT C. CUMMINGS, SR. AND WIFE, MARCHIONESS D. CUMMINGS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YOSRA ELOBAID GUMA, A MARRIED WOMAN, AND WAAD AWAD AKASHA, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 on the Final Plat of Blue Hole Pointe, a Cluster Lot Development, of record as Instrument 20060531-0063584, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Robert C. Cummings, Sr. and wife, Marchioness D. Cummings by Warranty deed from Ronald Phillip Brown, unmarried of record in Instrument No. 20141031-0100467 Register's Office for Davidson County, Tennessee, dated October 30, 2014 and recorded on October 31, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20060531-0063584, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20050316-0028868, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6100 Blue Hole Ct., Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 25th DAY OF FEBRUARY, 2025.

Robert C. Cummings, Sr.

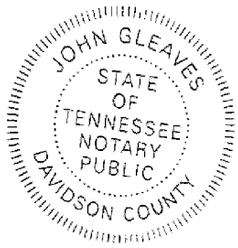
Marchioness D. Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. CUMMINGS, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCHIONESS D. CUMMINGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 2/25/25 (date of document).

Affiant Signature

2/25/25
Date

State of Tennessee.

County of Williamson

Sworn to and subscribed before me this 25th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON