Karen Johnson Davidson County
Batch# 1240751 DEEDWARR
02/26/2025 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20250226-0014192

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Nashwa Ghattas **500 Dr D B Todd Jr Blvd** **Nashville, Tennessee 37203**	**First Amican MTG Solutions** Att C/O CMG Mortgage Sol MS: 161C 1795 International Way Idaho Falls, ID 83402	MAP **092** GROUP **08 0** PARCEL **115.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

500 Doctor Todd Land Trust ~~**Land Trust Agreement**~~ LD

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Nashwa Ghattas and Mosad Mosad,
as joint tenants with right of survivorship

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 43 ½ feet of Lot no. 36 on the Plan of John R. Hudson's plan of Lots, of record in Plat Book 21, Page 136, Register's Office for Davidson County, Tennessee, to which reference Is made for a more complete description.

Being the same property conveyed to 500 Doctor Todd Land Trust by Substitute Trustee's Deed from David G. Mangum, as Substitute Trustee for Auburn Loan Servicing, inc., Trustee, dated December 13, 2024 and filed of record December 17, 2024 in Instrument No. 20241217-0097730, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of J R Hudson's, of record in Plat Book 21, page 136, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **500 Dr D B Todd Jr Blvd, Nashville, Tennessee 37203**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Nashwa Ghattas and Mosad Mosad, as joint tenants with right of survivorship**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless

otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 21st day of February 2025.

LD

500 Doctor Todd Land Trust~~Land Trust Agreement~~

Tonya Miller, TR

By: Tonya Miller, Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Tonya Miller, Trustee** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Tonya Miller, Trustee** of **500 Doctor Todd Land Trust,** the within named bargainor, Land Trust Agreement, and that she as such Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Land Trust Agreement as such Trustee.

WITNESS my hand and official seal at office this 21st day of February 2025.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $382,500.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of February 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

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 21, 2025.

J. Carlton Drumwright

February 21, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 21, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY