202503060017013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

JM-OR-25-3808

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)
Cyrus Joon	**United American Mortgage Corporation**	
(NAME)	(NAME)	**116-12-0-044.00**
3808 Woodmont Ln	**3198 Airport Loop Dr., Ste. F**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Costa Mesa, CA 92626**	
(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, **ZOHRA ZAGHDOUDI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CYRUS JOON, A SINGLE PERSON,** 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. 12 of Block "G",'.on the plan of Woodmont Lane Homesites, as shown of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Zohra Zaghdoudi by Quitclaim Deed from Wael Dabaghi and wife, Leslie Ann Kirk of record in Instrument No. 20240213-0010034 Register's Office for Davidson County, Tennessee, dated February 13, 2024 and recorded on February 13, 2024.

Further being the same property conveyed to Zohra Zaghdoudi by Quitclaim Deed from Wael Dabaghi and Leslie Ann Kirk, Trustees of the Wael Dabaghi and Leslie Ann Kirk Revocable Truste dated July 25, 2020 of record in Instrument No. 202503060017011, dated _____ and recorded on _____.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Book 1130, Page 13, 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: **3808 Woodmont Ln, Nashville, Tennessee 37215**.

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.

Karen Johnson Davidson County
Batch# 1244020 DEEDWARR
03/06/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20250306-0017013

Witness my/our hand(s) this the 4th DAY OF MARCH, 2025.

Zohra Zaghdoudi by [signature] as Attorney in Fact
Zohra Zaghdoudi
by Logan Bell as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ZOHRA ZAGHDOUDI, and who acknowledged he/she/they executed the same as the free act and deed of the said ZOHRA ZAGHDOUDI.

Witness my hand and official seal, this the 4th of March, 2025.

[signature]
Notary Public
My Commission Expires: 11/3/25
(SEAL)

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-26-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 this the 4 day of March, 2025.

Affiant Signature

Date 3/4/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027