WARRANTY DEED

Karen Johnson
Batch # 1245865
03/11/2025 02 03 09 PM
Fees $13 00 Taxes $203 50

Davidson County
DEEDWARR
2 pgs

20250311-0018414

JM-SH-25-1213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

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)
Youstina Hana and Shenouda Mikhaeil	**Same As New Owner**	
(NAME)	(NAME)	**081-16-0-324 00**
6032 Bonnalawn Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **EKS PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YOUSTINA HANA AND SHENOUDA MIKHAEIL, WIFE AND HUSBAND,** 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 the South part of the West 25 feet of Lot No. 41, as shown on the map entitled DT McGavock and Others Addition to Nashville, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, and being more particularly described as follows

Said part of Lot No 41 fronts 25 feet on the North side of Scovel Street (formerly an alley) and runs back 82 39 feet on the East line and 86 87 on the West line, to the controlled access right of way, on which it measures 28 86 feet, more or less

Being the same property conveyed to EKS Property Management by Warranty Deed from Hussaen Ismail of record in Instrument No 20240229-0013791 Register's Office for Davidson County, Tennessee, dated February 28, 2024 and recorded on February 29, 2024

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 21, Page 41, 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 **1213 Scovel St, Nashville, Tennessee 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 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 7th DAY OF MARCH, 2025

EKS Property Management, LLC

BY _____

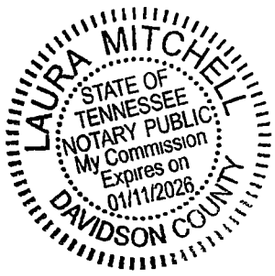
Ethan K Smith
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHAN K SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of EKS PROPERTY MANAGEMENT, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 7th of March, 2025

_____
Notary Public
My Commission Expires 1/11/26
(SEAL)



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