Karen Johnson Davidson County
Batch# 1251637 DEEDWARR
03/25/2025 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250325-0022220

WARRANTY DEED

NE DAMEWOOD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
2/26/29
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/24/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/26/29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 1206-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Raafat Basha Gebraeil and Makram Gendy	**Kind Lending, LLC**	043-04-0-056 00
509 Keeton Avenue	404 South Roan Street	
Old Hickory, TN 37138	Johnson City, TN 37601	

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,

Garret Swayne, an unmarried person

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

Raafat Basha Gebraeil, a married man and Makram Gendy, a married 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 described as follows:

BEGINNING AT A CONCRETE MONUMENT SITUATED IN THE NORTH MARGIN OF KEATON AVENUE. SAID MONUMENT BEING LOCATED 190.63 FEET EAST OF THE CENTER LINE OF HILLER DRIVE, THENCE EASTERLY ALONG THE NORTH MARGIN OF KEATON AVENUE, NORTH 46 DEGREES AND 25 MINUTES WEST FOR A DISTANCE OF 100 FEET TO AN IRON PIN; THENCE EXTENDING BACK IN A NORTHERLY DIRECTION BETWEEN TWO PARALLEL LINES FOR A DISTANCE OF 436 FEET TO A DEAD LINE IN THE REAR MEASURING 100 FEET THEREON. ALL DESCRIBED IN A BOUNDARY SURVEY MADE BY RICHARD B. OMOHUNDRO, ENGINEER, DATED AUGUST 4, 1966.

Being the same property conveyed to Garrett Swayne, unmarried by Warranty Deed from Jackie J. D. Ferguson, unmarried, by and through Valerie Duarte-Ferguson of record in Instrument No. 20070824-0101728, in the Register's Office for Davidson County, Tennessee, dated August 17, 2007 and recorded on August 24, 2007.

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 509 Keeton Avenue, Old Hickory, TN 37138

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 March 24, 2025.

Garret Swayne

Garret Swayne

STATE OF ~~TENNESSEE~~ California

COUNTY OF ~~Davidson~~ Los Angeles

Personally appeared before me, a Notary Public of said County and State, Garret Swayne, 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 March ~~24~~ 20, 2025.

Notary Public

My Commission Expires: 4-30-2025

THERESA M. KELLY
Notary Public - California
Los Angeles County
Commission # 2353672
My Comm. Expires Apr 30, 2025

File #: 1206-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 March 24, 2025.

J. Carlton Drumwright

March 24, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 24, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY