**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1255963 DEEDWARR
04/03/2025 10:41:30 AM 7 pgs
Fees: $38.00 Taxes: $1,135.90
20250403-0025353

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $307,000

Affiant Signature

Subscribed and sworn to before me on this the 31st Day of March 2025

Notary Public

My Commission expires 11 / 21 / 26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**NAME AND ADDRESS OF PROPERTY OWNER:**
Abram Agaiby & Dived Labib
4457 Benchmark Dr
Antioch, TN 37013

**SEND TAX BILLS TO:**
Abram Agaiby & Dived Labib
4457 Benchmark Dr
Antioch, TN 37013
**MAP AND PARCEL NUMBER: 08207048600**

# WARRANTY DEED
## 25NT00247

Effective the 28th Day of March 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Gloria Martin, as administrator of the Estate of Margaret Olds Huff, Marie M. Duncan, individually, Gloria Deborah Martin, individually, Henry Calvin Martin, individually, and Brien A. Duncan**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
**Abram Agaiby & Dived Labib, as tenants in common with rights of survivorship**
Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Arrington Heights Section 3, as of record in Book 3300, page 99, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of North Fifth Street, at the corner of-Lots 7 and 8; thence with the line between said lots, easterly 73 feet to a point, a corner of Lo No. 6; thence with the line between Lots 6 and 8, southeasterly 217.4 feet to a point in the north line of Lot No. 9; thence with the line between Lots 8 and 9, northwesterly 280 feet to the easterly margin of North Fifth Street; thence with the margin of the same, northerly 52.1 feet to the point of beginning.

Being the same property conveyed to George A. Huff, Sr. and wife, Margret Olds Huff, by Warranty Deed dated 07/12/1963 and recorded 07/15/1936 in Record Book 3577, page 131, Register's Office of said County.

George A. Huff, Sr., deceased, on or about January 24, 1977, leaving the property to Margaret Olds Huff, as stated in that certain Affidavit of Heirship dated 10/03/1978 and recorded 10/03/1978 in Record Book 5345, Page 648, in Register's Office of said County.

Margaret Olds Huff, deceased, on or about March 21, 2011, in Davidson County, Tennessee, as stated in that certain Order Opening Estate and Appointing Personal Representative, Gloria Martin, in Case No.: 22 P 623, dated 06/22/2022 and recorded 07/01/2022 in Seventh Circuit Court for Davidson County, Tennessee at Nashville; Probate Division.

Quitclaim Deed conveying the interest of Marie A. Duncan in the property to Brien A. Duncan dated February 9, 2023, and recorded February 11, 2025, in Register's Office of said county.

Order to Sell Real Property for the Payment of Debts ordered on January 27, 2025, and recorded on 01/28/2025, in Seventh Circuit Court for Davidson County, Tennessee at Nashville; Probate Division.

This is an improved property commonly known as: 623 N 5th Street, Nashville, TN 37207.

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, their heirs and assigns, forever. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 28th day of March, 2025

Gloria Martin Administrator

**Gloria Martin, Administrator, The Estate of Margaret Olds Huff**

State of Washington )
County of King )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Gloria Martin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Administrator** for **The Estate of Margaret Olds Huff** and that as such **administrator**, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28th day of March, 2025.

Laura L Wagner

Notary Public

LAURA L WAGNER
Notary Public
State of Washington
Commission # 200434
My Comm. Expires Jun 8, 2026

My Commission expires: 06 / 08 / 2026.

Gloria Deborah Martin

**Gloria Deborah Martin**

State of Washington )
County of King )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gloria Deborah Martin**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2025.

Laura L Wagner

Notary Public

LAURA L WAGNER
Notary Public
State of Washington
Commission # 200434
My Comm. Expires Jun 8, 2026

My Commission expires: 06 / 08 / 2026.

xx _____
**Marie M. Duncan**

State of Tennessee )
County of Davidson )
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marie M. Duncan,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 28th day of March, 2025.

_____
Notary Public

My Commission expires: 12/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Henry Calvin Martin

**Henry Calvin Martin**

State of CALIFORNIA
County of RIVERSIDE )
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Henry Calvin Martin,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 28 day of MARCH, 2025.

Notary Public

My Commission expires: 8 / 17 / 2028.

L. M. BRAGGS
Notary Public - California
Riverside County
Commission # 2495133
My Comm. Expires Aug 17, 2028



202504030025353

**CALIFORNIA JURAT** **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

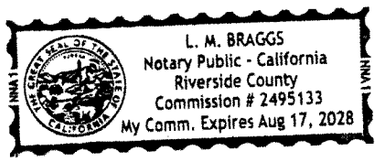
County of RIVERSIDE

Subscribed and sworn to (or affirmed) before me on this 28 (Date) day of MARCH (Month), 2025 (Year), by

(1) HENRY CALVIN MARTIN

(and (2) _____),
*Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.




*Place Notary Seal and/or Stamp Above*

Signature _____
*Signature of Notary Public*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: WARRANTY DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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x _____

**Brien A. Duncan**

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brien A. Duncan,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2025.

_____
Notary Public

My Commission expires: 12/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

# 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 28, 2025.

J. Carlton Drumwright

March 28, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 28, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY