Karen Johnson Davidson County
Batch# 1256013 DEEDWARR
04/03/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,160.88
20250403-0025428

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

State of TENNESSEE)
County of DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is: $313,750

Affiant Signature

Subscribed and sworn to before me on this the 2nd Day of April, 2025.

Notary Public

My Commission expires 9/7/2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Jared Jones & Patrick Burnett
592 Castlegate Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Jared Jones & Patrick Burnett
592 Castlegate Drive
Nashville, TN 37217

MAP AND PARCEL NUMBER: 13614019900

WARRANTY DEED
25NT00055

Effective the 2nd Day of April, 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,

Sameh Abdelsayed and Mona Anob, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jared K. Jones and Patrick A. Burnett, spouses married to each other

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. 155-A on the Plan of Zone Lot Division of Lots 155 thru 164, Harbor Gate, Section II of record in Plat Book 6250, Page 33, as revised in Book 6900, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sameh Abdelsayed and Mona Anob, husband and wife by Warranty Deed from Kerolos Abdelsayed of record in Instrument No. 20170327-0029825, Register's Office for Davidson County, Tennessee, dated March 23, 2017, and recorded on March 27, 2017.

This is an improved property commonly known as: 592 Castlegate Dr, Nashville, TN 37217-4235

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 2 day of April, 2025

Sameh Abdelsayed

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sameh Abdelsayed,** 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 2 day of April, 2025.

Notary Public

My Commission expires: 7 / 3 / 28.

PATRICK J. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PATRICK J. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Mona Auob

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mona Auob,** 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 2 day of April, 2025.

Notary Public

My Commission expires: 7 / 3 / 28.

PATRICK J. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Barbara McGinty, 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 4-2-2025 (date of document).

Affiant Signature

Date 4-2-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2ND day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER