THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5075
Parcel ID: 120-02-0-025

Property Address:
1021 Briley Parkway, Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1257945 DEEDWARR
04/11/2025 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20250411-0027264

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Girgis Saber
1925 Dabb Ave
Nashville, TN 37217

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **PAULA C. BARNES, an unmarried woman**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **GIRGIS SABER, an unmarried man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Lot No. 97 on the map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County, said Lot No. 97 fronts 70 feet on the west side of McGavock Pike and runs back parallel lines 143 feet to a dead line.

Being the same property conveyed to PAULA C. BARNES by Quitclaim Deed dated July 2, 2022 from PAULA C. BARNES, Personal Representative of the Estate of Patricia Lynn Brown, Docket No. 22P467, filed in Nashville, Davidson County, Tennessee, recorded July 7, 2022, in Instrument Number 20220707-0078439, in the Register's Office of Davidson County, Tennessee.

This is improved property known as, 1021 Briley Parkway, Nashville, TN 37217.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 1424, page 94 and 95, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 4th day of April, 2025.

Paula C. Barnes by Thomas P. Brown, her Attorney-in-Fact
PAULA C. BARNES by THOMAS P. BROWN, her Attorney-In-Fact

STATE OF SC
COUNTY OF Oconee

ON THIS ~~3rd~~ 4th day of April, 2025, before me personally appeared THOMAS P. BROWN, 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 PAULA C. BARNES, and who acknowledged that he executed the same as the free act and deed of PAULA C. BARNES.

WITNESS my hand and official seal this ~~3rd~~ 4th day of April, 2025.

Glenda Smith
Notary Public

My Commission Expires:
4-20-2031

GLENDA SMITH
Notary Public
State of South Carolina
My Commission Expires Apr 20, 2031

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $225,000.00.

Affiant

SWORN TO and subscribed before me on this 4th day of April, 2025.

Notary Public

My Commission Expires:
2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Sandy McCollum, 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 4/4/25 (date of document).

Affiant Signature

4/4/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY