This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23932-RR

Karen Johnson Davidson County
Batch# 1260081 DEEDWARR
04/15/2025 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,690.90
20250415-0028477

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $457,000.00.

Rachelle

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2025.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/4/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nagy Eilia and Gawhara Eilia 2434 Broadview Drive Nashville, TN 37217	Premier Lending, Inc. PO Box 29411 Phoenix, AZ 74278-411	149-03-0B-034.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Botrous and Diana Botrous FKA Diana Ibrahim, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nagy Eilia and Gawhara Eilia, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situated in County of Davidson, State of Tennessee, and described as follows, to-wit:

Lot No. 55 on the final plat of Phase One, Kendall Park Subdivision, in the County of Davidson, State of Tennessee, of record in Instrument No. 20000728-0074429, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Botrous and Diana Ibrahim by Cash Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of Washington D.C. of record in Instrument No. 20060331-0036799 Register's Office for Davidson County, Tennessee, dated March 23, 2006 and recorded on March 31, 2006.

Being the same property conveyed to David Botrous and Diana Botrous, husband and wife by Quitclaim Deed from David Botrous and Diana Botrous, f/k/a Diana Ibrahim, husband and wife of record in Instrument No. 20150929-0098562 Register's Office for Davidson County, Tennessee, dated September 21, 2015 and recorded on September 29, 2015.

This is improved property located at: **2434 Broadview Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2025.

GRANTOR:

David Botrous

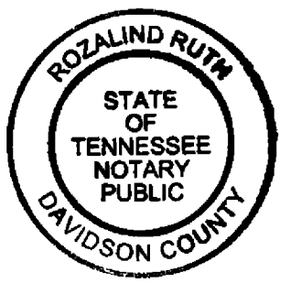
Diana Botrous

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Botrous and Diana Botrous, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of April, 2025.

Notary Public
My Commission expires: 1/4/2027



- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 4/11/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/14/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2025.

Bia Davis

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

