Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250350157

Karen Johnson Davidson County
Batch # 1263338 DEEDWARR
04/23/2025 09 25 07 AM 2 pgs
Fees $13 00 Taxes $1,026 75

20250423-0031052

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $277,500.00

M. Alexis Brannan
Affiant

Subscribed and sworn to before me, this 22nd day of April, 2025.

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shehata Boules 2604 Lakevilla Drive Nashville TN 37217	Shehata Boules P.O. Box 17571 Nashville, TN 37217	Tax Parcel ID No. 149-03-0-139.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ime Ekwere, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shehata Boules and Margreet Hermena, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26A, Zone Lot Division of Lot Numbers 25 and 26, on the Plan of Addition to Edge O Lake Estates, of record in Plat Book 8250, Page 693, amending Plat Book 6250, Pages 391 and 392, and as amended by Surveyor's Certificate of Correction of record in Book 6525, Page 812, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ime Ekwere, a married woman by Quitclaim Deed from Ime Ekwere, now married woman of record in Instrument No. 20220412-0042171 Register's Office for Davidson County, Tennessee, dated March 02, 2022 and recorded on April 12, 2022.

Dontavious L. Jones joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Ime Ekwere.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable. Will become due and payable on Oct 1, 2025.

Subject to all matters shown on the Plan of record in Plat Book 8250, Page 693, amending Plat Book 6250, pages 391 and 392 and as amended by Surveyor's Certificate of Correction of record in Book 6525, Page 812, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1489, Page 75, and Book 1494, Page 289, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Right-of-Way deeds to the State of Tennessee for the use and benefit of the Department of Highways and Public Works of record in Book 2905, Page 435 and Book 2905, Page 495, in the Register's Office for Davidson County, Tennessee.

Subject to Terms and conditions of Special Warranty Deed of record in Instrument Number 20120215-0013341, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2604 Lakevilla Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 22nd day of April, 2025.

Ime Ekwere

Dontavious L. Jones

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ime Ekwere and Dontavious L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025