WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $460,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/23/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 2/26/29
Karen Johnson Davidson County Batch# 1264404 DEEDWARR 04/24/2025 09:53:30 AM 3 pgs Fees: $18.00 Taxes: $1,702.00 20250424-0031490	

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 1963-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Androu Gendy and Nancy Ghabreil	**CMG Mortgage Inc. dba CMG Home Loans**	162-02-0-068.00
4718 Lapis Lane	3160 Crow Canyon Rd, Suite 400	
Murfreesboro, TN 37128	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nashville Egyptian Service LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Androu Gendy, a married man, and Nancy Ghabreil, a married woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 108, Colewood Acres, Section 2, as shown on Plat of record in Plat Book 3700, Page 135, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Said Lot No. 108 fronts 80.49 feet on the Northerly margin of Brenda Lane and extends back 175.0 feet on the Easterly line and 166.7 feet on the Westerly line to a dead line in the rear, measuring 89.5 feet thereon.

Being the same property conveyed to Johnny R. Powers and Cheryl Powers, husband and wife by Warranty Deed from Mildred A. Head, unmarried of record in Instrument No. 20100204-0009133 Register's Office for Davidson County, Tennessee, dated January 29, 2010 and recorded on February 04, 2010.

Said Cheryl Powers having deceased on or about August 7, 2024 vesting Johnny R. Powers as surviving tenant.

Being the same property conveyed to Nashville Egyptian Service LLC, a Tennessee Limited Liability Company by Warranty Deed from Johnny R. Powers, an unmarried man of record in Instrument No. 20241015-0079790 Register's Office for Davidson County, Tennessee, dated October 11, 2024 and recorded on October 15, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 178 Brenda Lane Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 my hand on April 23, 2025.

Nashville Egyptian Service LLC, a Tennessee Limited Liability Company

By: _____
Maged Saad, Sole Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nashville Egyptian Service LLC, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 23, 2025.

_____
Notary Public

My Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON

File #: 1963-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 April 23, 2025.

J. Carlton Drumwright

April 23, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 23, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY