STATE OF Tennessee
COUNTY OF Davidson

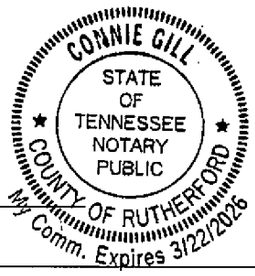
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/22/26
File No. G25-23189

Karen Johnson Davidson County
Batch# 1266040 DEEDWARR
04/30/2025 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $558.70
20250430-0033423



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Girgis Beshay (NAME)	New Owner (NAME)	093-16-0-329.00
1745 Bridgecrest Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jim Sweeney Construction Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Girgis Beshay,** HEREINAFTER CALLED THE GRANTEES, 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. 6 on the plan of BRANSFORD REALTY COMPANY'S RESUBDIVISION OF PART OF WEAKLEY & WARREN RESBUDIVISION OF BLOCK "D" HERMITAGE ADDITION, as shown by plat of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 33 feet on the North side of Fain Street and runs back between parallel lines 190 feet to an alley.

Included in the above description but excluded from the conveyance is the following: Land in Davidson County, Tennessee, being the southerly 77 feet of Lot No. 6 on the Bransford Realty Company's Resubdivision of part of Weakley & Warren's Subdivision of Block "D" Hermitage Addition, of record in Book 421, Page 58, Register's Office for said County.

Said part of Lot fronts 33 feet on the northerly side of J.C. Napier Street and runs back northerly between parallel lines 77 feet to a 15-foot private alley, to a line in the rear on which it measures 33 feet.

BEING the same property conveyed to Jim Sweeney Construction, Inc. by Warranty Deed from F & F Investment Group, LLC, dated 7/29/2016 and recorded 8/2/2016 in Instrument No. 20160802-0079717, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is WD improved property, known as 117 Fain Street, Nashville, TN 37210.

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.

Witness my/our hand(s) this 29th day of April, 2025.

Jim Sweeney Construction Inc., a Corporation

By: _____
James S. Sweeney, III, Vice President

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named James S. Sweeney III, Vice President of Jim Sweeney Construction Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Vice President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of April, 2025.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-19-2026

Notary Public My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/29/25 (date of document).

Affiant Signature

4/29/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025