This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23976-MC

Karen Johnson Davidson County
Batch# 1267701 DEEDWARR
05/02/2025 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20250502-0034186

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $448,000.00.

Ashra Monir Farag
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nadia Banoub and Ashraf Monir Farag 4074 Lavergne Couchville Pike Antioch, TN 37013	Novus Home Mortgage, a division of Ixonia Bank 20225 Water Tower Boulevard Suite 400 Brookfield, WI 53045	165 00 0 095.00

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, **Walter F. Rumble, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nadia Banoub and Ashraf Monir Farag, wife and husband**, 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:

Tract I:
A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Beginning at a point in the LaVergne Couchville Pike, thence N 82 degrees W 674 feet to an iron pin; thence S 9 degrees 40 minutes W 70 feet to an iron pin; thence S 83 degrees 5 minutes E 623 feet along an old fence line to a point in LaVergne Couchville Pike; thence N 47 degrees 30 minutes E 75 feet to the Point of Beginning, all as shown on Plat prepared by Hickerson & Hickerson Engineers of Nashville, Tennessee, prepared for Mrs. Daisey Whitby and Thomas Hudgan, prepared September 15, 1964.

Tract II:
A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, described particularly according to a survey made by Hickerson & Hickerson Engineers dated September 15, 1964 as follows:

Beginning at a railroad spike in the center line of LaVergne Couchville Pike, 75 feet Northeast from the Northeast original corner of the George Seat land, being approximately .3 mile Northeast from Pin Hook Road; thence with the margin of said Pike, North 47 degrees 30' feet East 75 feet to railroad spike; thence leaving said Road, North 80 deg. 44' West 725 feet to an iron pin; thence South 9 deg. 40' West 70 feet to an iron pin, which 70 feet North of the original Northwest corner of said Seat Lane, thence 82 degrees East 674 feet to the Point of Beginning, containing 1.25 acres, more or less.

Being the same property conveyed to Walter F. Rumble, by Quitclaim Deed from Taylor Rumble, of record in Instrument No. 20200320-0030910, in the Register's Office of Davidson County, Tennessee, dated March 20, 2020 and recorded on March 20, 2020. Further being the same property conveyed to Walter F. Rumble and wife, Barbara Rumble, as to a life estate and Taylor Rumble, as to the remainder, by Quitclaim Deed from Walter F. Rumble and wife, Barbara Rumble, of record in Instrument No. 20150821-0084489, in the Register's Office of Davidson County, Tennessee, dated August 20, 2015 and recorded on August 21, 2015. The said Barbara Rumble died on February 11, 2020.

This is ☒ improved or ☐ unimproved property located at: **4074 Lavergne Couchville Pike, Antioch, TN 37013**

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 30th day of April, 2025.

GRANTOR:

Walter F. Rumble

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Walter F. Rumble,** 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 30th day of April, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

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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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/30/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/30/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of April, 20 25.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

