WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269048 DEEDWARR
05/05/2025 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20250505-0035002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES:

TIMOTHY T COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Jennifer Chandler-Cole, Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025030037

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas E Janes and Guadalupe Flor Janes	JP Morgan Chase Bank	
(NAME) 1803 Broadway Apt 202	(NAME) 1111 Polaris Parkway	092-16-0D-202.00 CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) Columbus, OH 43240-2050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETEEN THOUSAND AND NO/100 Dollars ($519,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HANY Y. MANSOUR AND MARIAN F. MANSOUR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS E JANES AND GUADALUPE FLOR JANES, HUSBAND AND WIFE**, 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 Unit No. 202, together with the appurtenant interest in the common elements of the Bristol on Broadway, a horizontal property regime established by Master Deed of record in Instrument No. 20050517-0055639, as amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Bristol on Broadway, contained in the aforesaid Master Deed and By-Laws, together with all amendments thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Parking Stalls #56 and #19 is assigned to Unit No. 202 as limited common elements.

Being the same property conveyed to HANY Y. MANSOUR AND WIFE, MARIAN F. MANSOUR AND FOUAD MANSOUR, MARRIED, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by deed from JOSHUA K. MORRIS AND AMBER L. MORRIS, HUSBAND AND WIFE, of record in Instrument No. 20161026-0113010, dated October 24, 2016, said Register's Office.

Further being the same property conveyed to HANY Y. MANSOUR AND MARIAN F. MANSOUR, HUSBAND AND WIFE, by quitclaim deed from FOUAD MANSOUR, A MARRIED MAN, of record in Instrument No. 20220728-0086234, dated July 27, 2022, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1803 Broadway Apt 202, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Executed by my hand this the 30th Day of April, 2025.

Hany Mansour

Marian Mansour

STATE OF Tennessee

County OF Davidson

Before me, Tuwana J. Bryant, a Notary Public for the of and State of , do hereby certify that Marian Mansour and Hany Mansour personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th Day of April, 2025.

Notary Public

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

My Commission Expires: 05-09-2026

Please return to
Logos Realty Closing Services Inc
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 30, 2025

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date May 1, 2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on May 1, 2025.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

