# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269243 DEEDWARR
05/06/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250506-0035297

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 1 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP0PARCEL NO.(S) |
|---|---|---|
| Akram Soliman and Hanan Ayad | Akram Soliman and Hanan Ayad<br>C/o Mega Capital Funding | 149-04-0-064.00 |
| (NAME)<br>2551 Edge O Lake Drive | (NAME)<br>26637 Agoura Rd #100 | |
| (ADDRESS)<br>Nashville, TN<br>37217 | (ADDRESS)<br>Calabasas, CA 91302 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Brian McIntyre and wife, Michelle McIntyre, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Akram Soliman, a married person, and Hanan Ayad , "the Grantee," the following described real estate in Davidson County, Tennessee: wife,

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 465 on the Plan of Section Six Edge-O-Lake Estates of record in Plat Book 3700, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian McIntyre and wife, Michelle McIntyre by Warranty Deed from Tara G. Davis Leurs, married and Betty L. Jones, unmarried of record in Instrument No. 20060106-0002445 Register's Office for Davidson County, Tennessee, dated December 20, 2005 and recorded on January 6, 2006.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 2551 Edge O Lake Drive, Nashville, TN 37217

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29 day of April, 2025.

Michelle McIntyre

Brian McIntyre

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29 day of April, 2025, before me personally appeared Michelle McIntyre, and Brian McIntyre, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 5 10 27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# 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 MAY 1, 2025.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 5/5/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on May 5, 2025.

Notary Public: **Tuwana J. Bryant**

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

