Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1271640 DEEDWARR
05/12/2025 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,158.10
20250512-0036882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $313,000.00.

Affiant

Subscribed and sworn to before me this 9th day of May, 2025.

Notary Public
My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 2025-1111

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andro Saif and Gamal Saif	New Owner	
3401 Anderson Rd. #38 Antioch, TN 37013		136-15-0B-038.00-CO

WARRANTY DEED

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 hereby acknowledged, we

Laura J. Myers, a married woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Andro Saif, unmarried and Gamal Saif, married

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being Unit Number 38, Phase 1, Smith Springs Townhomes, Revision 2, of record in Instrument No. 20010629-0068936, Register of Deeds Office for Davidson County, Tennessee formerly known as Lot Number 38, on the plan of a Horizontal Property Regime (Private Element), Phase 1, Smith Springs Townhomes, of record in Book 1170, Page 16, however, correctly recorded in Book 11700, Page 16, and revised in Book 11700, Page 42, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Laura J. Myers, an unmarried woman by Warranty Deed from Brad Hollister and Cindy Hollister, husband and wife of record in Instrument No. 20220112-0004233 Register's Office for Davidson County, Tennessee, dated January 7, 2022 and recorded on January 12, 2022.

Laura J. Myers has since married Madeline Elizabeth Young. Madeline Elizabeth Young joins in this conveyance to convey any marital interest if any she may have.

This conveyance is subject to any and all restrictions and easements of record.

This is _x_ improved _____unimproved property and the address of the herein described property is believed to be 3401 Anderson Road, #38, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

Witness my hands this 9th day of May, 2025.

Laura J. Myers

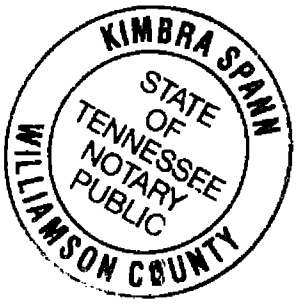
Madeline Elizabeth Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of May, 2025, before me personally appeared Laura J. Myers and Madeline Elizabeth Young, 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 9th day of May, 2025.

Notary Signature
My commission expires: 1/17/2027



Certificate of Authenticity

I, Holly A. Mason, 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 May 9, 2025.

Affiant Signature

5/9/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025