Karen Johnson Davidson County Batch# 1274120 DEEDWARR 05/16/2025 11:51:30 AM 3 pgs Fees: $18.00 Taxes: $194.25 20250516-0038738	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $52,500.00 Salah Girgis Affiant Subscribed and sworn to before me, this 15th day of May 2025 Notary Public My commission expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Salah Girgis	**NEW OWNER**	**06007003800 AND 06007003900**
314 Dorr Drive		
Goodlettsville TN 37072		

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 ACKNOWLEDGE, WE,

Bradley S Fields

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Salah Girgis

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:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 139, Plan of Hillhurst Acres, Section 4, of record in Plat Book 2331, Page 136, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

BEGINNING on the northeasterly margin of Kenneth Drive at the corner of Lots 128 and 139; thence with the line between the two lots north- easterly 74 feet to Station "A"; thence return to the point of beginning, at the corner of Lots 128 and 139; thence westwardly with the northerly margins of Kenneth Drive 199.1 feet to the southeasterly corner of Lot 140; thence northwesterly with the line; thence north- westerly with the line between Lots 139 and 140, 40 feet to Station "B"; thence from Station "B" in a straight line southwesterly to Station "A"; being the southerly portion of Lot 139 on the Plan of Hillhurst Acres, Section 4, as of record in Book 2331, page 136, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Bradley S Fields, by Quitclaim Deed from Bradley S Fields, dated June 21, 2023, of record in Instrument No. 20230719-0055667, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bradley S Fields, by Final Decree Confirming Sale issued by the Clerk & Master, dated February 9, 2017, of record in Instrument No. 20170221-0017425, in the Register's Office for Davidson County, Tennessee.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 139, Plan of Hillhurst Acres, Section 4, of record in Plat Book 2331, Page 136, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

BEGINNING on the northeasterly margin of Kennith Drive, at the corner of Lot Nos. 128 and 139; thence with the line between the two (2) lots northeasterly 74 feet to Station "A"; thence return to the point of beginning at the corner of Lots 128 and 139; thence westwardly with the northerly margins of Kennith Drive 199.1 feet to the southeasterly corner of Lot 140; thence northwesterly with the line; thence northwesterly with the line between Lots 139 and 140, 40 feet to Station "B"; thence from Station "B", in a straight line southwesterly to Station "A", being the southerly portion of Lot 139.

Being a portion of the same property conveyed to Bradley S Fields, by Quitclaim Deed from Bradley S Fields, dated June 21, 2023, of record in Instrument No. 20230719-0055667, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bradley S Fields, by Final Decree Confirming Sale issued by the Clerk & Master, dated March 8, 2016, of record in Instrument No. 20160317-0025569, in the Register's Office for Davidson County, Tennessee.

SAID PROPERTY WAS NEVER MARITAL PROPERTY – THEREFORE NO SPOUSES ENTER INTO THE EXECUTION OF THIS INSTRUMENT.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 245 Kennith Dr, Nashville, TN 37207.

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 in 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.

Bradley S Fields Date: 5/15/25

Bradley S Fields

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Bradley S Fields, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May 2025.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark B Hurdlow, 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

5/15/25
Date

Affiant Signature

5/15/25
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 15th day of May, 2025.

Jennifer Russell
Notary's Signature
My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY