WARRANTY DEED

Karen Johnson Davidson County
Batch # 1274147 DEEDWARR
05/16/2025 12 57 03 PM 2 pgs
Fees $13 00 Taxes $1,242 28

20250516-0038774

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,750 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 05/09/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nader Ghaly	**First Horizon Bank**	
(NAME)	(NAME)	**150-16-0A-037 00-CO**
903 Coral Bells Ct	**165 Madison Avenue**	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	**Memphis, TN 38103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOPHIA PAYNE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NADER GHALY, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Situated and being in the County of Davidson, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No 121 on the Final Plat of Windhaven Shores, Section One, of Record in Instrument No 20030219-0021779, Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to Sophia Payne, a married woman by Warranty Deed from Irma Salinas and Omar Salinas, a married couple of record in Instrument No 20100630-0051335 Register's Office for Davidson County, Tennessee, dated June 29, 2010 and recorded on June 30, 2010

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record as Instrument Number 20030219-0021779, Register's Office of Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20030219-0021585, Register's Office for Davidson County, Tennessee
- By-Laws of record in Instrument Number 20030219-0021586, in the Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Instrument Number 20030228-0026797, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Instrument Number 20020603-0066392 and 20030218-0020742, in the Register's Office for Davidson County, Tennessee
- Deed of Common Areas to HOA of record in Instrument Number 20061204-0148906, in the Register's Office for Davidson County, Tennessee
- Sewer Line Easement of record in Instrument Number 20011029-0117537, in the Register's Office for Davidson County, Tennessee
- Grant of Transmission Line Easement of record in Book 2336, Page 594 and Book 4432, Page 831, in the Register's Office for Davidson County, Tennessee
- Easement Contained in Right of Way Deed of record in Book 2544, Page 367, in the Register's Office for Davidson County, Tennessee
- Easement contained in Judgment of record in Book 2590, Page 263, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8149, Page 895, Book 8149, Page 898 and Book 8175, Page 780, in the Register's Office for Davidson County, Tennessee
- Declaration of Taking of record in Book 4437, Page 585, in the Register's Office for Davidson County,

Tennessee
- Judgment of record in Book 4537, Page 451, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2916 Bayshore Cove, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14th DAY OF MAY, 2025

Sophia L. Payne
Sophia Payne

C D Payne
Carson Payne

Carson Payne, spouse of Sophia Payne, hereby joins in this conveyance and does transfer and convey any and all marital interest Carson Payne may have in and to the above-described tract or parcel of land

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SOPHIA PAYNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 14th of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARSON PAYNE, the within named bargainor, 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 and official seal, this the 14th of May, 2025

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212