WARRANTY DEED

Karen Johnson Davidson County
Batch# 1274167 DEEDWARR
05/16/2025 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20250516-0038799

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES: 3-6-29

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hussem Nabil Mahmoud and Sarah Moustafa Yousesef	New Owner	
(NAME)	(NAME)	160 14 0J 001.00
5617 Valley View Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NASHVILLE 12, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUSSEM NABIL MAHMOUD AND SARAH MOUSTAFA YOUSESEF,** 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. 1 of HOMES AT STONEWALL WAY & VALLEY VIEW ROAD, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at HOMES AT STONEWALL WAY & VALLEY VIEW ROAD, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20231206-0094237, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT STONEWALL WAY & VALLEY VIEW ROAD, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20231206-0094237, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to WDI, LLC, A California Limited Liability Company, by Warranty Deed from Creative REI, LLC, of record in Instrument No. 20230516-0036458, in the Register's Office of Davidson County, Tennessee, dated May 03, 2023, and recorded on May 16, 2023.

Being a part of the same property WDI, LLC, A California Limited Liability Company, Quitclaim Deed for consolidation of tax parcels from WDI, LLC, A California Limited Liability Company, of record in Instrument No. 20231229-0100016, in the Register's Office of Davidson County, Tennessee, dated December 22, 2023, and recorded on December 29, 2023. Also See Scrivener's Affidavit of record in Instrument No. 20240216-0010700, in the Register's Office of Davidson County, Tennessee.

MO2025-418

Being a part of the same property conveyed to Nashville 12, LLC, A California Limited Liability Company, by Quitclaim Deed from WDI, LLC, A California Limited Liability Company, of record in Instrument No. 20240216-0010889, in the Register's Office of Davidson County, Tennessee, dated February 15, 2024, and recorded on February 16, 2024. Also See Scrivener's Affidavit of record in Instrument No. 20240227-0013279, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5617 Valley View Road, Brentwood, TN 37027
(House Number) (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.

Witness my hand this 13th day of May, 2025

NASHVILLE 12, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: WDI LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

RICHARD A. WOOSLEY, MANAGER

STATE OF North Dakota
COUNTY OF Mckenzie

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Richard A. Woosley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a Manager of WDI, LLC, and Managing Member of Nashville 12, LLC within named bargainor, a California limited liability company, and that he as such Manager WDI, LLC , Managing Member of Nashville 12, LLC, the within name bargainor, a California limited liability company, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Managing Member of Nashville 12, LLC the within name bargainor a California limited liability company.

Witness my hand and official seal this 13th day of May, 2025.

Commission expires: June 5, 2026

_____
Notary Public

DENISE E. MATSON
Notary Public
State of North Dakota
My Commission Expires June 5, 2026

MO2025-418

Certificate of Authenticity

I, Holly Ameson, 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.

Affiant Signature

5/15/25
Date

State of TN
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

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