WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $328,000.00
Karen Johnson Davidson County Batch# 1276136 DEEDWARR 05/21/2025 02:39:30 PM 3 pgs Fees: $18.00 Taxes: $1,213.60 20250521-0040117	AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/02/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 2/26/29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 2346-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Nadya Botrous	**Renasant Bank**	107-13-0-083.00
1212 Thompson Place	2001 Park Place, Suite 150	
Nashville, TN 37217	Birmingham, AL 35203	

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kirollos Shokry, a single man, Ebtsam Ghaly, a single woman, and Christin Shoukri, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nadya Botrous, a married woman

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot Number 288 on the Map of Miro Meadows Addition, as of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot Number 288 fronts 82 feet on the northerly side of Thompson Place and runs back between lines measuring 180.7 feet on the easterly line and 184.2 feet on the Westerly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Ebtsam Ghaly, single woman by Warranty Deed from Amera Gerges and Magdy Mussa, wife and husband of record in Instrument No. 20180105-0001771 Register's Office for Davidson County, Tennessee, dated December 28, 2017 and recorded on January 05, 2018.

Being the same property conveyed to Ebtsam Ghaly, a single woman, Kirollos Shokry, a single man and Christin Shoukri, a married woman by Quitclaim Deed from Ebtsam Ghaly, a single woman of record in Instrument No. 20240327-0021444 Register's Office for Davidson County, Tennessee, dated February 08, 2024 and recorded on March 27, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1212 Thompson Place Nashville, TN 37217

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 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.

Witness my hand on May 2, 2025.

Kirollos Shokry
Kirollos Shokry

Ebtsam Ghaly
Ebtsam Ghaly

Christin Shoukri
Christin Shoukri

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kirollos Shokry, Ebtsam Ghaly, ~~and Christin Shoukri,~~ the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Christin Shoukri · XD

Witness my hand and official seal, this May 2, 2025.

Notary Public

My Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

File #: 2346-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 2, 2025.

J. Carlton Drumwright

May 2, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 2, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY