Karen Johnson Davidson County
Batch# 1276336 DEEDWARR
05/22/2025 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250522-0040382

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/26/29

(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH25-09461

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marten Rizk and Beshoy Habib 3405 Cainbrook Xing Antioch, TN 37013	Pinnacle Bank 21 Platform Way S., #2300 Nashville, TN 37203	164-13-0B-008-00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Armanj Yahya Esmail and Sulaf Taha Najeeb, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Beshoy Habib, an unmarried man and Marten Rizk, an unmarried man,** hereinafter called the Grantees, their successors 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 all of Lot No. 8 on the Plan of Section Six, Asheford Crossing, as shown by plat and survey of record in Instrument No. 20001010-0100374, of record in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Armanj Yahya Esmail and Sulaf Taha Najeeb, husband and wife by Warranty Deed from Keroles Younanis Seraphim, an unmarried man dated September 14, 2016 and recorded on September 16, 2016 of recorded in Instrument No. 20160919-0098401, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 164 13 0B 008.00
Being also known as 3405 Cainbrook Xing, Antioch, TN 37013

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

This property is improved property known as: 3405 Cainbrook Xing , Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 21st day of May, 2025

Armanj Yahya Esmail

Sulaf Najeeb armanj AE Attorney in fact

Sulaf Taha Najeeb By Armanj Yahya Esmail, Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Armanj Yahya Esmail and Sulaf Taha Najeeb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 21st day of May, 2025.

Notary Public

My Commission Expires: _____

RASHAWN D PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 21st day of May, 2025, before me personally appeared Armanj Yahya Esmail, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sulaf Taha Najeeb acknowledged that such person executed the same as the free act and deed of Sulaf Taha Najeeb.

Witness my hand and seal at Smyrna, Tennessee, this 21st day of May, 2025.

Notary Public

My Commission Expires: _____

RASHAWN D PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES APRIL 21, 2029

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 21, 2025.

J. Carlton Drumwright

May 21, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 21, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY