Karen Johnson Davidson County
Batch # 1279384 DEEDWARR
05/29/2025 03 22 36 PM 2 pgs
Fees $13 00 Taxes $1,505 90
20250529-0042264

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.. 64047
Dav. Co File. Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ishaq Alabdi Salman Murshed 338 Stonecrest Way Nashville, TN 37209	Silverton Mortgage P.O Box 71096 Charlotte, NC 28272-1096

TAX MAP PARCEL NUMBERS: 114120A07500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$407,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Blair Lavoie, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ishaq Alabdi and Salman Murshed, joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 75 as shown on Exhibit "B" to the Declaration of Covenants Conditions and Restrictions for Stoneridge Townhomes, Phase II of record in Instrument No 20060721-0088352, amended in Instrument No 20080715-0072550, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Blair Lavoie by Warranty Deed from Bethan Smith and Adam Smith, wife and husband, dated April 29, 2022 and recorded on May 2, 2022, of record in Inst. No 20220502-0050877, Register's Office for Davidson County, Tennessee.

Kylie Mavrakis, spouse of Blair Lavoie, joins in this conveyance solely to convey any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years, The Plan, with Owner's Certificate, as shown on Exhibit "B" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No 20060721-0088352, amended in Instrument No. 20080715-0072550, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20050421-0044398, Instrument No 20060721-0088352, Instrument No 20080201-0010773, Instrument No 20080715-0072550, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars, Parking Easement of record in Instrument No. 20080428-0042873, said Register's Office; Water Line Easement of record in Instrument No. 200804280042872, said Register's Office, Stormwater Detention Agreement of record in Instrument No 20070319-0032705, said Register's Office.

This is improved property, known as 338 Stonecrest Way, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 22nd day of May, 2025

Blair Lavoie

Kylie Mavrakis

State of Tennessee

County of Davidson

On this 22nd day of May, 2025, before me the undersigned authority, personally appeared Blair Lavoie and Kylie Mavrakis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $407,000 00.

Affiant

Sworn and subscribed before me this 22nd day of May, 2025

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary