Karen Johnson Davidson County
Batch# 1283758 DEEDWARR
06/10/2025 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20250610-0045478

Return to:

#2566

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Soheir Mahfouz	E. Mortgage Capital, Inc	Map 147-16-OA-
118 McMurray Circle	18071 Finch, Suite 200	Parcel 018.00CO
Nashville, TN 37211	Irvine, CA 92614	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Melba Raylean Slavin Henry and husband, William Patrick Henry,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Soheir Mahfouz, a married woman,** (The "Grantee"), her heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 18 on the plan of MCMURRAY COURT, a de minims Planned Unit Development, of record in Book 6250, page 230, as amended in Book 6606, page 144, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melba Raylean Slavin Henry and husband, William Patrick Henry by quitclaim deed dated March 5th, 1993 from Melba Raylean Slavin, now Henry, to create a tenant by the entirety of record in Book 8882, page 637, said Register's Office.

This is the same legal description as used in previous deed.

This conveyance is subject to the following:

1. 2025 Taxes, a lien not yet due and payable.
2. Declarations/Restrictions of record in Book 6446, page 539, as amended in Book 6481, page 849, Book 7338, page 23, Book 8631, page 850 and in Instrument No. 20071001-0116683, said Register's Office.
3. Master Deed and By-Laws of record in Instrument No. 20071001-0116682, said Register's Office.
4. Charter of record in Book 6468, page 196 and in Book 7529, page 439, said Register's Office.
5. Any and all matters appearing on the plan of record in Book 6250, page 230, as amended in Book 6606, page 144, said Register's Office.

This is IMPROVED property commonly known as: 118 McMurray Circle, Nashville, TN 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $180,000.00.

Carmen Coats

Affiant

Subscribed and sworn to before me this 6th day of June, 2025.

April Sumruld

Notary public:
My commission expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of June, 2025.

Melba Raylean Slavin Henry
MELBA RAYLEAN SLAVIN HENRY

William Patrick Henry
WILLIAM PATRICK HENRY

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MELBA RAYLEAN SLAVIN HENRY AND WILLIAM PATRICK HENRY** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 6th day of June, 2025.

Judy Painter-Rose
Notary Public
My Commission Expires: 10/14/2026

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 6. 2025.

Affiant Signature

10th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

