Karen Johnson Davidson County
Batch# 1284585 DEEDWARR
06/16/2025 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250616-0046591

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0165

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Mansour and Zezef Boutros	U.S. Bank National Association	Map: 14904001300
(NAME) 9808 Albemarle Ln	(NAME) P.O. Box 20005	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Owensboro, KY 423040005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AYOUB ESHAK AND MARSEIL MANSOUR, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM MANSOUR AND ZEZEF BOUTROS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 206 on the Plan of Edge-O-Lake Estates, Section 1, as of record in Book 3600, Page 43, Register's Office for said County.

Said Lot No. 206 fronts 82 feet on the westerly side of Priest Lake Drive, and runs back 145.88 feet on the southerly line and 139.04 feet on the northerly line to a line in the rear which is a broken line and measures 60.36 feet.

Being the same property conveyed to Ayoub Eshak and Marseil Mansour, husband and wife, by deed from Marilyn E. Smith, Trustee, and Successor Trustee of The Ernest D. Smith Living Trust U/A dated February 28, 2018, of record in Instrument No. 20231214-0096673, dated December 13, 2023, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 43, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3679, Page 279, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2705 Priest Lake Dr., Nashville, TN 37217
(House No.) (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 our hands this 12th day of June, 2025.

Ayoub Eshak

Marseil Mansour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ayoub Eshak and Marseil Mansour, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 12th day of June, 2025.

Notary Public

My Commission Expires:

11/2/26

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Channing Miles, 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 12, 2025.

(AFFIANT) – Channing Miles

06/12/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 12th day of June, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY