WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288553 DEEDWARR
06/23/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250623-0049087

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/17/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/26/29

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 3480-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ishak Mossad and Bosy Henin	**Renasant Bank**	150-07-0-221.00
3308 Towne Ridge Drive	2001 Park Place, Suite 150	
Antioch, TN 37013	Birmingham, AL 35203	

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,

Maged Saad

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

Ishak Mossad and Bosy Henin, husband and wife

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 No. 113 on the Plan of Towne Village of the Country Subdivision, Section II of record in Plat Book 5200, Page (s) 176 and 177, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Asset Preservation LP by Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20111114-0088497 Register's Office for Davidson County, Tennessee, dated November 08, 2011 and recorded on November 14, 2011.

Being the same property conveyed to Tennessee Affordable Housing LLC, a Tennessee limited liability company by Quitclaim Deed from Asset Preservation LP of record in Instrument No. 20190128-0007906 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 28, 2019.

Being the same property conveyed to Music City Holdings, LLC, A Texas limited liability Company by Warranty Deed from Tennessee Affordable Housing LLC, a Tennessee limited liability company of record in Instrument No. 20240801-0058299 Register's Office for Davidson County, Tennessee, dated July 31, 2024 and recorded on August 01, 2024.

Being the same property conveyed to Nashville Egyptian Service LLC, a Tennessee limited liability company by Special Warranty Deed from Music City Holdings, LLC, a Texas limited liability Company of record in Instrument No. 20240805-0059486 Register's Office for Davidson County, Tennessee, dated July 31, 2024 and recorded on August 05, 2024.

Being the same property conveyed to Maged Saad by Quitclaim Deed from Nashville Egyptian Service LLC, a Tennessee limited liability company of record in Instrument No. 20250210-0009846 Register's Office for Davidson County, Tennessee, dated February 06, 2025 and recorded on February 10, 2025.

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 3308 Towne Ridge Drive 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 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 June 17, 2025.

Maged Saad

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Maged Saad, 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.

Witness my hand and official seal, this June 17, 2025.

Notary Public

My Commission Expires: 2/26/29

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

File #: 3480-25NASH-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 June 17, 2025.

J. Carlton Drumwright

June 17, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 17, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY