Send Tax Bills To:
Mina Sadek
2840 Buena Vista Pike
Nashville, TN 37218

This Instrument Prepared By:
Cedar City Title, LLC
142 Public Sq, Ste F
Lebanon, TN 37087

New Owners:
Mina Sadek
2840 Buena Vista Pike
Nashville, TN 37218

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1290731 DEEDWARR
06/27/2025 09:29:30 AM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20250627-0050724

Map & Parcel No: 070-02-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 ($725,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mickey S. Marston, and Vickie G. Morris, as tenants in common** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mina Sadek,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land, situated and lying in Davidson County, Tennessee, described in the prior deed and as follows:

Being part of Lots 13, 14, and 15, McIntosh's Subdivision, as of record in Book 332, Page 71, Register's Office for said County, and described according to a survey made by Richard B. Omohundro, June 30, 1962, as follows:

Beginning at a point in the Easterly margin of New Buena Vista Pike, 300 feet more or less south of the South margin of Stoker's Lane; thence leaving said Pike, with a fence line, North 85 degrees 15 Minutes East 402.2 feet to the Northwest comer of a 4.65 acre tract conveyed to Milton L. Bozeman and wife, et al, as of record in Book 3404, Page 426; thence with Bozeman's West line, South 15 degrees West 226.9 feet to an iron pin in the centerline of a 50 foot access right of way, as of record in Book 3158, Page 79; thence with the center of said right of way, North 75 degrees 16 Minutes West 398 feet more or less, to a point in the Easterly margin of New Buena Vista Pike; thence with the margin of said Pike, North 23 degrees East 100 feet to the point of beginning.

The Southerly 25 feet of the above tract of land is subject to a 50-foot roadway easement as set forth in an instrument by John W. Eagan and wife, as of record in Book 3158, Page 79, Register's Office for Davidson County, Tennessee. Also rights of other parties abutting said roadway easement as to ingress and egress as to New Buena Vista Pike.

Being the same property conveyed to Mickey S. Marston and Vickie G. Morris, as tenants in common by Quitclaim Deed from Randy H. Morris, Rickie T. Morris, Vickie G. Morris, Mickey S. Marston, Trena M. Maxwell, Christie J. Proctor, and Barry E. Morris of record in Instrument No. 20211019-0140101 Register's Office for Davidson County, Tennessee, dated October 14, 2021 and recorded on October 19, 2021.

This is _X__IMPROVED ___UNIMPROVED property known as 2840 Buena Vista Pike, Nashville, TN 37218.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of June, 2025 .

Mickey S. Marston

Vickie G. Morris

STATE OF TENNESSEE
COUNTY OF WILSON

On this 16th day of June, 2025, before me personally appeared Mickey S. Marston and Vickie G. Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of June, 2025.

Notary Signature

My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

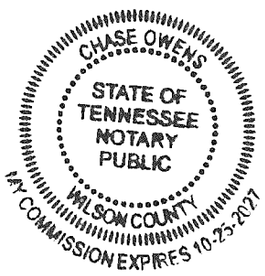
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $725,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 16th day of June, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Danielle Imbarato, 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 16 2025. (Date of document)

Affiant Signature

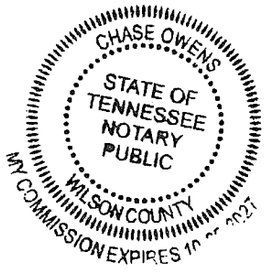
June 16 2025
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 16th day of June, 2025.

Notary signature



My commission expires: