# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291452 DEEDWARR
06/27/2025 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250627-0050972

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/26/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-7-2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 3594-25NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO **If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Animut Taglo** | NEW OWNER | 150-12-0A-135.00-CO |
| 1104 Quaise Moor Road West | 1104 QUAISE MOOR ROW. | |
| Antioch, TN 37013 | ANTIOCH TN 37013 | |

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,

**Michael F. Sobhy and Mariam A.Narouz, husband and wife**

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

**Animut Taglo, married man**

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. 630 on the plan of Somerset, Phase 5B, as shown by plat of record in Plat Book 7900, Page 575, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael F. Sobhy and Mariam A. Narouz, husband and wife by Warranty Deed from Jonathan C. Parker, a married man joined by his wife Shana Parker of record in Instrument No. 20170119-0006241 Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 19, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 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 1104 Quaise Moor Road West 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 26, 2025.

Michael F. Sobhy

Michael F. Sobhy

Mariam A. Narouz

Mariam A. Narouz

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Michael F. Sobhy and Mariam A. Narouz, 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 26, 2025.

Notary Public

My Commission Expires: _____

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON

**File #: 3594-25NASH-TN**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

## Certificate of Authenticity

I, Holly A. Mason, 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 26 2025.

Affiant Signature

6/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026