Karen Johnson Davidson County
Batch# 1296848 DEEDWARR
07/11/2025 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20250711-0054753

WARRANTY DEED

CASSIDY LEWALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 6/3/29
(AFFIX SEAL)

File No. AD-25-10116

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Majid Kamber and Nawras Mahdy	New Owner	
(NAME)	(NAME)	
766 Huntington Parkway		161-05-0-048.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Douglas M. Baltz III and Chaleeya C. Baltz, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAJID KAMBER AND NAWRAS MAHDY, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, 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. 31 on the Plan of Huntington Park, Section One, of record in Plat Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Douglas Martin Baltz III by Warranty Deed from Thaddeus A. Palus and wife Wanda P. Palus of record in Instrument No. 20100505-0034228 Register's Office for Davidson County, Tennessee, dated April 30, 2010 and recorded on May 05, 2010 and Correction of Acknowledgment of recorded on May 18, 2010, of recorded in Instrument No. 20100518-0038039.

Being the same property conveyed to Douglas M. Baltz, III and Chaleeya C. Baltz, husband and wife by Quitclaim Deed from Douglas Martin Baltz III, married of record in Instrument No. 20160915-0096946 Register's Office for Davidson County, Tennessee, dated September 08, 2016 and recorded on September 15, 2016.

This is property more commonly known as 766 Huntington Parkway, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 7th day of July, 2025.

Douglas M. Baltz, III

Chaleeya C. Baltz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2025, before me personally appeared Douglas M Baltz, III and Chaleeya C Baltz, 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 7th day of July, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kirsten Virden, 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 7.7.2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 7.11.2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

