Karen Johnson Davidson County
Batch# 1300901 DEEDWARR
07/23/2025 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $882.88
20250723-0058156

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-3328

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,617.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of July, 2025

Notary Public

Commission Expires: 6/3/2029

RACHEL E. ROODICK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES JUNE 3, 2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Girgis Ghobryal 217 Floyd Mayfield Drive LaVergne, TN 37086	New Owner	136-14-0-117.00

WARRANTY DEED

FOR AND IN 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,

Richard E. Ashby, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Girgis Ghobryal, a married man as his sole and separate property

HEREINAFTER CALLED THE GRANTEES, 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. 45 on the Plan of Harbour Town, Section II, of record in Plat Book 4675, Pages 146 and 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard E. Ashby and wife, Alicia M. Ashby by Warranty Deed from Thomas E. Drumright and wife, Barbara A. Drumright of record in Book 9373, page 680, Register's Office for Davidson County, Tennessee, dated June 6, 1994 and recorded on July 9, 1994.

Being the same property conveyed to Mark A. Ellmore, Jr., Trustee by Quitclaim Deed from Richard E. Ashby and wife Alicia M. Ashby, of record in Book 11108, Page 553, Register's Office for Davidson County, Tennessee, dated August 8, 1998 and recorded on September 11, 1998.

Being the same property conveyed to Richard E. Ashby and wife, Alicia M. Ashby, as joint tenants in common with rights of survivorship, by Quitclaim Deed from Mark A. Ellmore, Jr. Trustee, of record in Book 11108, Page 553, Register's Office for Davidson County, Tennessee, dated August 8, 1998 and recorded on September 11, 1998.

Said Alicia M. Ashby having deceased on or about February 16, 2006, vesting Richard E Ashby as surviving tenant.

Being the same property conveyed to Richard E. Ashby by Quitclaim Deed from Richard E. Ashby of record in Instrument No. 20130626-0065602 Register's Office for Davidson County, Tennessee, dated June 24, 2013 and recorded on June 26, 2013.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2925 Starboard Drive, Nashville, TN 37217

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 so 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.

Dated this the 21st day of July, 2025.

Richard E. Ashby

STATE OF TENNESSEE
COUNTY OF Wilson

On this 21st day of July, 2025, before me personally appeared Richard E. Ashby, 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 21st day of July, 2025.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

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 July 21, 2025.

(AFFIANT) – Channing Miles

07/21/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of July, 2025.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY