Name and Address of New Owner:
Moheb Sous and Samantha Accola
2910A Lee Davis Road
Nashville, TN 37216

Send Tax Bills To:
Legacy Home Loans, LLC DBA Steadfast Mortgage
408 Highway 76
White House, TN 37188

Karen Johnson Davidson County
Batch# 1300909 DEEDWARR
07/23/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250723-0058166

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4080

Map & Parcel No: 072-11-0H-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **WA Investment Ventures, LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Moheb Wael Sous and Samantha A. Accola, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2910A on the Plan of Homes at 2910 Lee Davis Road, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240805-0059330, 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 a portion of the same property conveyed to Erin Dias, Trustee of The 2910 Lee Davis Rd. Trust, by Warranty Deed from Ralph E. Armstrong and Ralph E. Armstrong, Jr. of record in Instrument No. 20240207-0008677, Register's Office for Davidson County, Tennessee, dated February 6, 2024 and recorded on February 7, 2024.

Being a portion of the same property conveyed to WA Investment Ventures, LLC, by Warranty Deed from Erin Dias, Trustee of the 2910 Lee Davis Rd Trust, of record in Instrument No. 20240312-0017117, Register's Office for Davidson County, Tennessee, dated March 5, 2024 and recorded on March 12, 2024.

Being improved property known as **2910A Lee Davis Road, Nashville, TN 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 22nd day of July, 2025.

WA Investement Ventures, LLC, a Tennessee Limited Liability Company

By:_____
Wyatt Chittenden, Member

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Wyatt Chittenden, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of WA Investement Ventures, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 22nd day of July, 2025.

_____
Notary's Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
22nd day of July, 2025.

_____
Notary Public
My commission expires:_____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

202507230058166

True Copy Certification

I, **Denise Woods,** 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 this the 22 day of July, 2025.

Denise Woods
Affiant Signature
Date 7-22-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of July, 2025.

C Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

