Karen Johnson
Batch # 1301826
07/24/2025 11 32.43 AM
Fees $13 00 Taxes $925 00

Davidson County
DEEDWARR
2 pgs

20250724-0058572

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 7/21/26
(AFFIX SEAL)

CARL E DUNPHY II
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW INC., 1415 North Jackson Street, Tullahoma, TN 37388

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NO(S)
Girgis Badr Saber	Girgis Badr Saber	Map 107
1923 Dabbs Ave	1925 Dabbs Ave.	Group 05-0
Nashville, TN 37217	Nashville, TN 37217	Parcel 064 00

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, we

Linda Mazingo Hanner, Trustee of the Tennesee Property Trust created under the Last Will and Testament of Thomas Isaac Hanner
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Girgis Badr Saber, an unmarried man
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the District of Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Bel-Air, Section One, of record in Book 2900, Pages 27 & 28, Register's Office for Davidson County, Tennessee

Said Lot No. 86 fronts 63 feet on the Southerly margin of Dabbs Avenue and extends back between parallel lines 140 feet to a dead line in the rear measuring 63 feet thereon.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Being the same proeprty conveyed to Thomas I Hanner, by deed from Ann Layne Banner and J G. Doak, Trustee of record in Book 10528, Page 32m Register's Office for Davidson County, Tennessee, dated July 3, 1997 and recorded on July 14, 1997. Also see Final Decree in Book 7218, Page 223, Quitclaim Deed in Book 6489, Page 268, Quitclaim Deed in Book 5508, Page 970, Warranty Deed in Book 4923, Page 404, Order Admitting Will to Probate for Ancillary Administration in Instrument No. 20240913-0070806 and Last Will and Testament of Thomas Isaac Hanner in Instrument No. 20240913-0070807.

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat Book 2900, Page 27 and 28, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted

unimproved ☐
This is improved ☒ property, known as 1923 Dabbs Ave, 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 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 our hands this 18 day of July, 2025

Tennessee Property Trust by Linda Hanner, Trustee

BY Linda Mazingo Hanner, Trustee

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

Personally appeared before me, Linda Mazingo Hanner as trustee of the Tennessee Property Trust, to me known or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to beher free act and deed.

Witness my hand and seal, at office in ~~Ashville~~ MG ASHEVILLE, North Carolina, on this 18TH day of July, 2025

Notary _____

My commission expires 27 JUN 2026

File No 25-03168-06T

notary public
Michael A Gelman
Buncombe County
North Carolina
my commission
expires 27 June 2026