THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Ehab Ahmed and Hend Farah
313 Kottas Place
Nashville, TN 37217
SEND TAX BILLS TO:
New owner

Karen Johnson Davidson County
Batch# 1301972 DEEDWARR
07/25/2025 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250725-0058768

WARRANTY DEED

(Map 136-05-0A; Parcel 011.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **HOPE J. OWENS AND JEFFREY A. OWENS, WIFE AND HUSBAND**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **EHAB AHMED AND HEND FARAH, HUSBAND AND WIFE**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 11, Bayview Estates, Phase One, First Revision (a planned unit development), of record in Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Hope Grimes, an unmarried woman, by Warranty Deed dated March 25, 2019, from Milad Gamil and Issam Melek, recorded April 2, 2019, in Instrument No. 20190402-0029565, in the Register's Office of Davidson County, Tennessee. Further conveyed to Hope J. Owens and Jeffrey A. Owens, husband and wife, by Quitclaim Deed from Hope Grimes, now known as Hope J. Owens, a married woman, dated May 29, 2019, and recorded May 31, 2019, in Instrument No. 20190531-0051792, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 313 Kottas Place, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2025 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 22nd day of July, 2025.

HOPE J. OWENS

JEFFREY A. OWENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hope J. Owens and Jeffrey A. Owens, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of July, 2025.

Notary Public

My Commission Expires: **October 22, 2025**

(SEAL)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of July, 2025.

Notary Public

My commission Expires: **October 22, 2025**

File No. GTS1-2025-177

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/22/25 (date of document).

Affiant Signature

7/24/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

