RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LNET-32080-25

Karen Johnson Davidson County
Batch# 1304252 DEEDWARR
07/31/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20250731-0060879

WARRANTY DEED

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2025

NOTARY PUBLIC

My commission expires: 1/28/26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hussein Al-Soraify 69 Whitsett Road Nashville, TN 37210	Same address as new owner	070-05-0T-001.00 & 002.00 070-05-0T-900.00 CO (Common Area)

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 Dollars ($200,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PHILLIP DANIEL HAYES, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HUSSEIN AL-SORAIFY, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2407A and Unit 2407B, together with all Private Elements, driveways, walkways, amenities, improvements, and other permanent fixtures thereon, including all open spaces and common areas on the Plan of the Horizontal Property Regime of 2407 Lloyd Avenue, of record as Exhibit "A" in the Declaration for Homes at 2407 Lloyd Avenue of record in Instrument Number 20240426-0030459, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2407 Lloyd Avenue, a Private Element Horizontal Property Regime, contained in the said Declaration, (including By-Laws in the Exhibit "D" of the Declarations appearing in Instrument Number 20240426-0030459, said Register's Office), are incorporated in this Deed by reference and made a part hereof the same as though copied herein verbatim.

Being the same property conveyed to Phillip Daniel Hayes, married, from Larry Joe Burroughs, unmarried, by Warranty Deed dated September 8, 2023, and recorded September 15, 2023, in Instrument Number 20230915-0072533, said Register's Office.

Being the same property conveyed to Larry Joe Burroughs from Gina Burroughs by Quitclaim Deed dated September 2, 2020, and recorded September 16, 2020, in Instrument Number 20200916-0105638, said Register's Office.

Being the same property conveyed to Joe Burroughs and wife, Gina Burroughs from Johnny

Burroughs and wife, Linda Burroughs by Quitclaim Deed dated May 14, 2014, and recorded May 19, 2014, in Instrument Number 20140519-0043001, said Register's Office.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs as to an undivided one-half (1/2) interest and Joe Burroughs and wife, Gina Burroughs as to an undivided one-half (1/2) interest, from Haskell Tidman, Conservator of John William Banhardt, by Warranty Deed dated August 4, 2006, and recorded August 7, 2006, in Instrument Number 20060807-0096546, said Register's Office.

The above referenced property is not and has never been the primary residence of the Grantor or Grantor's spouse.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is X unimproved ____ improved property, known as: 2407 A & B Lloyd Avenue, Nashville, TN 37218 & 2407 E Lloyd Ave, Nashville, TN 37218 (Common Area).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 31st day of July, 2025

GRANTOR(S)

Phillip Daniel Hayes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Phillip Daniel Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of July, 2025

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11.28.26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/31/25 (date of document).

Jennifer L. Pennell

7/31/25

Date

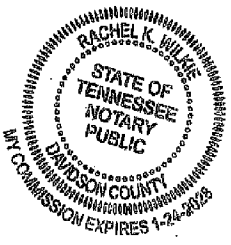
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/31, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028



Notary's Seal