WARRANTY DEED



Karen Johnson
Batch # 1304363
08/01/2025 09 57 37 AM
Fees $13 00 Taxes $1,646 50



20250801-0061012

Davidson County
DEEDWARR
2 pgs

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2025

Notary Public

MY COMMISSION EXPIRES 8-22-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ANAS KHALED QUDAIRA MAHASEN SAEED HUSSEIN	ANAS KHALED QUDAIRA	135-11-0C-028 00
(NAME)	(NAME)	
126 Nashboro Greens	126 Nashboro Greens	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Barbara Jackson, Trustee of the **Jackson Irrevocable Investment Services Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ANAS KHALED QUDAIRA and MAHASEN SAEED HUSSEIN, joint tenants with rights of survivorship** 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 Unit No 28 on the Plan of Private Element Plat of Nashboro Village - Tract 18, Phase One of record in Plat Book 9700, Page 968, 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 the same property conveyed to JACKSON IRREVOCABLE INVESTMENT SERVICES TRUST, TRACY G EMBRY, AS TRUSTEE, from Johnny Anthony Oss and wife, Kelli Jolleen Oss, by Warranty Deed on December 10, 2018, of record in Instrument Number 20181213-0121260, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 126 Nashboro Greens, Nashville, TN 37217
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my/our hands this 30th day of July, 2025

JACKSON IRREVOCABLE INVESTMENT SERVICES TRUST

Barbara Jackson

Barbara Jackson
Trustee

State of Tennessee
County of Davidson

Personally appeared before me Barbara Jackson, Trustee of the Jackson Irrevocable Investment Services Trust, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained as Trustee

WITNESS my hand and seal this 30th day of July, 2025

Notary Public _____
My Commission Expires 8-23-27

File No 202507006

