Karen Johnson Davidson County
Batch# 1307323 DEEDWARR
08/11/2025 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250811-0063643

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:
Keroles Faheem and Reham Yacoub
3700 Edgewater Drive
Nashville, TN 37217
SEND TAX BILLS TO:
A&D Mortgage, LLC
899 West Cypress Creek Road
For Lauderdale, FL 33309

WARRANTY DEED
(Map 136-11-0; Parcel 019.00)

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, **JHON DEYVIS ALVARADO, a single man and KELVIN OSMIN PEREZ ARGUETA, a single man AND FREDY ALEXANDER SANCHEZ ARGUETA, a single man,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **KEROLES FAHEEM, AND REHAM YACOUB, 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. 34, Section Two, Priest Lake Park, of record in Plat Book 4175, Pages 56 through 58, inclusive, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> BEING the same property conveyed to Jhon Deyvis Alvarado, a single man and Kelvin Osmin Perez Argueta, a single man and Fredy Alexander Sanchez Argueta, a single man, by Warranty Deed dated April 23, 2019 from James T. Bunch, Jr., an unmarried person and Dolores V. Walker, an unmarried person, recorded April 23, 2019, in Instrument No. 20190429-0039358, in the Register's Office of Davidson County, Tennessee.
>
> 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 3700 Edgewater Drive, 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 1st day of August, 2025.

JHON DEYVIS ALVARADO A/K/A JHON DEYVIS ALVARADO MARQUEZ

KELVIN OSMIN PEREZARGUETA

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jhon Deyvis Alvarado, Kelvin Osmin Perez Argueta, 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 1st day of August, 2025.

Lynae Wilder
Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Fredy Alexander Sanchez Argueta by Jhon Deyvis Alvarado Marquez, attorney-in-fact

FREDY ALEXANDER SANCHEZ ARGUETA BY JHON DEYVIS ALVARADO MARQUEZ, ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jhon Deyvis Alvarado Marque, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of Fredy Alexander Sanchez Argueta, and acknowledged that he executed the same as the free act and deed of the said Fredy Alexander Sanchez Argueta for the purposes therein contained, by virtue of a Power of Attorney recorded in Book _____, page _____, in the Register's Office of _____County, Tennessee. 202508110063642

Witness my hand and official seal, this the 1st day of August, 2025.

Lynae Wilder
Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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 $345,000.00, 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 1st day of August, 2025.

Lynae Wilder
Notary Public

October 22, 2025
My commission Expires: _____File No. GTS1-2025-181

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 1, 2025.

J. Carlton Drumwright

August 1, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 1, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY