Karen Johnson
Batch # 1307417
08/11/2025 02:47:05 PM
Fees: $13.00 Taxes: $1,576.20
Davidson County
DEEDWARR
2 pgs
20250811-0063827

WARRANTY DEED

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

File No. AD-25-10294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Wael Hassan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wael Adel Aboelfotoh Hassan and Dalia Faysal Mahmoud Ali	Guidance Residential, LLC	
(NAME)	(NAME)	
7252 Highway 70 South, 1504	11107 Sunset Hills Rd #300	142-07-0F-085.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Reston, VA 20190	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **John Llorens and Erin Llorens f/k/a Erin Hughes, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wael Adel Aboelfotoh Hassan and Dalia Faysal Mahmoud Ali, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 85 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by Master Deed recorded in Instrument No. 20000720-0071772, re-recorded in Instrument No. 20000828-0084760 as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Llorens and Erin Hughes, husband and wife by Warranty Deed from William Lewis, a single man of record in Instrument No. 20210825-0114869 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 25, 2021. Erin Hughes has since legally changed her name to Erin Llorens.

This is property more commonly known as 7252 Highway 70 South, 1504, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 6th day of August, 2025.

John Llorens

Erin Llorens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of August, 2025, before me personally appeared John Llorens and Erin Llorens, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of August, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-BR-25-7252-1504