Name and Address of New Owner:
AGMA Innovations, LLC
5701 Reflection Road
Smyrna, TN 37167
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1311035 DEEDWARR
08/15/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250815-0065277

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 163-02-0B-073-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ayman N. Boulus and Sally Fawzy Boulus F/K/A Salwa Ghbranios, husband and wife,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AGMA Innovations, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 23, on the plan of Phase Two, Berkeley Hall, Phase Five-Section One of Hickory Highlands P.U.D., of record as Instrument No. 200706210074238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ayman N. Boulus and Salwa Ghbranios, husband and wife, by Warranty deed from Landmark Homes of Tennessee, Inc, dated 2/28/2014 and filed of record in Instrument No 20140305-0018411, in the Register's Office for Davidson County, Tennessee. Salwa Ghbranios legally changed her name 2/23/2017 and is now known as Sally Fawzy Boulus.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 232 Took Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of August, 2025.

Ayman N. Boulus (SEAL)
Ayman N. Boulus

Sally Fawzy Boulus (SEAL)
Sally Fawzy Boulus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2025, before me personally appeared Ayman N. Boulus and Sally Fawzy Boulus, 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 12th day of August, 2025.

Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of August, 2025.

Notary Signature
My commission expires: 9/18/28

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12 2025.

Affiant Signature – Joshua A. Terry

8/15/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/15/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires 5-10-29

202508150065277