Karen Johnson Davidson County
Batch# 1311278 DEEDWARR
08/18/2025 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250818-0065588

WARRANTY DEED

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/26/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manal Barsoum and John Massoud	A&D Mortgage, LLC	
(NAME) 517 Oak Timber Place	(NAME) 899 West Cypress Creek Road	150-14-0-066.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Fort Lauderdale, FL 33309	
(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, **NORTHEAST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MANAL BARSOUM, A MARRIED MAN AND JOHN MASSOUD, A MARRIED MAN, AS JOINT TENANTS**, 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 Lot No. 51, on the Plan of Lake Towne Park, Section 5, of record in Plat Book 6900, Page 831, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being the same property conveyed to Northwest Group Holdings, LLC, a Delaware Limited Liability Company by Warranty Deed from Floyd Thomas, Jr, a married man of record in Instrument No. 20240919-0072656 Register's Office for Davidson County, Tennessee, dated September 18, 2024 and recorded on September 19, 2024.

Being the same property conveyed to Northeast Group, LLC, a Tennessee limited liability company by Quitclaim Deed from Northwest Group Holdings LLC, a Delaware limited liability company of record in Instrument No. 20241016-0080232 Register's Office for Davidson County, Tennessee, dated October 09, 2024 and recorded on October 16, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

uninproved
This is improved x property, known as 517 Oak Timber Place, Antioch, TN 37013
(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 hand this 14th day of August, 2025

NORTHEAST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY:_____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Northeast Group, LLC, and that he as such Authorized Agent of Northeast Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Northeast Group, LLC.

Witness my hand and official seal this 14th day of August, 2025.

Commission expires:



_____

Notary Public

JW2025-1107

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 15, 2025.

J. Carlton Drumwright

August 15, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 15, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY