Karen Johnson Davidson County
Batch# 1311401 DEEDWARR
08/18/2025 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20250818-0065782

# WARRANTY DEED

ROBIN HARRISON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Charlotte Rocha
Affiant

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

Robin Harrison
Notary Public

MY COMMISSION EXPIRES: 8/19/2028
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Joshua Title, LLC, ,

File No.: 250027-NSH

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Fady Abdel Nour | Fady Abdel Nour | 092 06 0 556.00 |
| (NAME) | (NAME) | |
| 917 Promise Way | 917 Promise Way | |
| (ADDRESS) | (ADDRESS) | |
| Murfreesboro TN 37128 | Murfreesboro TN 37128 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RODRICA GRANT, UNMARRIED AND JESSICA GRANT, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FADY ABDEL NOUR, A SINGLE MAN, 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. 22 on the Map of J.W. Turner's subdivision of Lot No. 21, Boyd McNairy Plan of record in Book 57, Page 129, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the westerly side of Lena Avenue, now 27th Avenue North, and runs back between parallel lines 184 feet to an alley.

BEING the same property conveyed to Ronald Grant Sr. by Quitclaim Deed from Rosalind Grant, said Deed dated 12/18/2017 and recorded on 04/10/2018 as Instrument No. 20180410-0033705, in said Register's Office.

ALSO being the same property conveyed to Rodrica Grant and Jessica Grant by Quitclaim Deed from Ronald Grant Sr., said Deed dated and recorded on 04/22/2024 as Instrument No. 20240422-0028578, in the Register's Office for Davidson, Tennessee.

unimproved ☐
This is improved ☑ property, known as 723 27th Ave. N, Nashville, TN 37208
(House No.) (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 our hands this 15th day of August, 2025.

Rodrica Grant

Jessica Grant

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 Rodrica Grant and Jessica Grant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 15th day of August, 2025.

Notary Public

My Commission Expires: 8/19/2028

ROBIN HARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Granetta Barber *(custodian's name)*, 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 8/15/2025 *(date of document)*.

Granetta Barber
Custodian's Signature

Aug 18, 2025
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 18th day of August, 2025

Robin Harrison
Notary Public

MY COMMISSION EXPIRES: 8/19/2028

ROBIN HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY