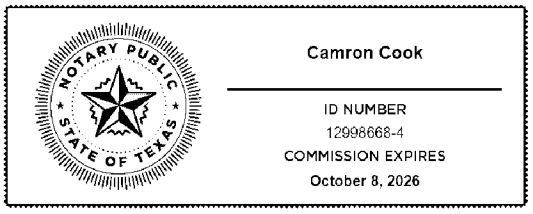
WARRANTY DEED



STATE OF Texas
COUNTY OF Kerr
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00.

Rodney Martin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/31/2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES 10/08/2026

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 3602-25LLC-TN

Karen Johnson Davidson County
Batch# 1312973 DEEDWARR
08/21/2025 08:28:30 AM 4 pgs
Fees: $23.00 Taxes: $629.00
20250821-0066866

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Girgis Ghobryal	SAME	176-01-0-068
217 Floyd Mayfield Drive		
La Vergne, TN 37086		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Rodney Martin and Heather Martin, both unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Girgis Ghobryal, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 151, Section 16, Peppertree Forest, of record in Plat Book 8250, Page 195, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Electronically signed and notarized online using the Proof platform.

Being further conveyed to Heather Martin and Rodney Martin, wife and husband as joint tenants with right of survivorship, by Quitclaim Deed from Heather Martin, married, dated 11/17/2017 and recorded on 12/27/2017 in Instrument Number 20171227-0131193, in the Register's Office for Davidson County, Tennessee.

This is property known as 4829 Peppertree Drive Nashville, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 on 07/31/2025.

Rodney Martin

Rodney Martin

STATE OF Texas
COUNTY OF Kerr

Personally appeared via audio-video communication before me, an Online Notary Public of said County and State, Rodney Martin, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 07/31/2025.

NOTARY PUBLIC STATE OF TEXAS

Camron Cook

ID NUMBER
12998668-4
COMMISSION EXPIRES
October 8, 2026

NOTARY PUBLIC
My Commission Expires: 10/08/2026

Electronically signed and notarized online using the Proof platform.

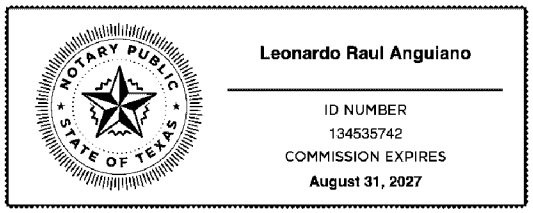
Witness my hand on 07/31/2025.

Heather Martin
Heather Martin

STATE OF Texas
COUNTY OF Travis

Personally appeared via audio-video communication before me, an Online Notary Public of said County and State, Heather Martin, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 07/31/2025.



Leonardo Raul Anguiano
NOTARY PUBLIC
My Commission Expires: 08/31/2027

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 July 31, 2025.

Date: July 31, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this July 31, 2025.

Notary Public
My Commission Expires: 7/25/26

