Karen Johnson Davidson County
Batch# 1316601 DEEDWARR
08/29/2025 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,759.35
20250829-0069430

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $475,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/28/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 01/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 6257-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Coleman Gibson	New owner	082-07-0-486.00
623 North 5th Street		
Nashville, TN 37207		

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,

Abram Agaiby & Dived Labib, as tenants in common with rights of survivorship

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

Coleman Gibson, a single man

HEREINAFTER CALLED THE GRANTEE(S), 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. 8 on the Plan of Arrington Heights Section 3, as of record in Book 3300, Page 99, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of North Fifth Street, at the corner of Lots 7 and 8; thence with the line between said lots, easterly 73 feet to a point, a corner of Lot No. 6; thence with the line between Lots 6 and 8, southeasterly 217.4 feet to a point in the north line of Lot No. 9; thence with the line between Lots 8 and 9, northwesterly 280 feet to the easterly margin of North Fifth Street; thence with the margin of the same, northerly 52.1 feet to the point of beginning.

Being the same property conveyed to George A. Huff, Sr. and wife, Margaret Olds Huff by Warranty Deed from H. & W. Builders, Inc. of record in Book 3577, Page 131, Register's Office for Davidson County, Tennessee, dated July 12, 1963 and recorded on July 15, 1963.

The said George A. Huff, Sr. having died on or about January 24, 1977, vesting Margaret Olds Huff as surviving tenant by the entirety. Also, see Affidavit of Heirship of record in Book 5345, Page 648, in the Register's Office for Davidson County, Tennessee.

The said Margaret Olds Huff having died on or about March 21, 2011, with the Estate of Margaret Huff being administered under Case No. 22P623, in the Seventh Circuit Court for Davidson County, Tennessee at Nashville; Probate Division.

Being the same property conveyed to Brien A. Duncan by Quitclaim Deed from Marie M. Duncan of record in Instrument No. 20250211-0010430, in the Register's Office for Davidson County, Tennessee, dated February 9, 2023 and recorded on February 11, 2025

Being the same property conveyed to Abram Agaiby and Dived Labib, as tenants in common with rights of survivorship by Warranty Deed from Gloria Martin, as administrator of the Estate of Margaret Olds

of survivorship by Warranty Deed from Gloria Martin, as administrator of the Estate of Margaret Olds Huff, Marie M. Duncan, individually, Gloria Deborah Martin, individually, Henry Calvin Martin, individually, and Brien A. Duncan of record in Instrument No. 20250403-0025353 Register's Office for Davidson County, Tennessee, dated March 28, 2025 and recorded on April 03, 2025, and Affidavit of Heirship recorded in Instrument No. 20250411-0027584 and 20250411-0027585, recorded on April 11, 2025..

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 Davidson, TENNESSEE.

This is property known as 623 North 5th Street Nashville, TN 37207

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 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 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 on August 28, 2025.

Labib Dived

Abram Agaiby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Labib Dived and Abram Agaiby, 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, this August 28, 2025.

Sarah Lange

Notary Public

My Commission Expires: 07/30/2029

SARAH LANGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 6257-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

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

I, Tierra Skyes, 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, 28, 2025.

Custodian's Signature

8.29.25
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of August, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON