This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1318021 DEEDWARR
09/04/2025 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20250904-0070563

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $314,000.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 21 Day of Aug, 2025

Notary Public
My Commission expires 1/25/26



NAME AND ADDRESS OF PROPERTY OWNER:
Ayman Eskander and Wael Shehata
2016 Oakland Run
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Ayman Eskander and Wael Shehata
2016 Oakland Run
Mt. Juliet, TN 37122

MAP AND PARCEL NUMBER: 149030B03100CO

WARRANTY DEED
25NT01027

Effective the 21 Day of Aug, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Raed Rezkallah, married

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ayman Eskander and Wael Shehata, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Phase One, Kendall Park, of record in Instrument No. 20000728-0074429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raed Rezkallah, married from Shaun Dovan, The Secretary of Housing and Urban Development, of Washington, D.C., by Cash Deed dated 08/24/2011 and recorded 09/01/2011 in Instrument No. 20110901-0067793, Register's Office of said County.

This is an improved property commonly known as: 2324 Broadview Drive, Nashville, TN 37217

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 21 day of AUG, 2025

Raed Rezkallah

Raed Rezkallah

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Raed Rezkallah**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 1 / 25 / 26.

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

demiana ghali

Demiana Fouad Ghali

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Demiana Fouad Ghali**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 1 / 25 / 26.

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Demiana Fouad Ghali is joining conveyance for purposes of transferring martial rights.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/21/25 (date of document).

Affiant Signature

9/3/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 of SEPT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26