RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-32868-25

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1318907 DEEDWARR
09/05/2025 10 16 39 AM 2 pgs
Fees $13 00 Taxes $1,332 00
20250905-0071008

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2025

NOTARY PUBLIC

My commission expires

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Phillippe Federici & Hannah Claire Veater 709 Heritage Drive Madison, TN 37115	Same address as new owner	042-08-0-026.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($360,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SAFWAT NOUH, MARRIED** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER PHILLIPPE FEDERICI, UNMARRIED AND HANNAH CLAIRE VEATER, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Heritage Village, Section III, of record in Book 5800, Page 214, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Safwat Nouh, a married man as his sole and separate property, from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated November 14, 2024, and recorded November 19, 2024, in Instrument Number 20241119-0089609, said Register's Office.

Being the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company, from Duane D. Hunter and wife, Crystal M. Hunter, by Warranty Deed dated November 14, 2024, and recorded November 15, 2024, in Instrument Number 20241115-0089250, said Register's Office.

Being the same property conveyed to Duane D. Hunter and wife, Crystal M. Hunter from Alanson B. Manley, III and wife, Carol Ann Manley, by Warranty Deed dated October 15, 2002, and recorded October 17, 2002, in Instrument Number 20021017-0127952, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 709 Heritage Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Marina Hakeim, wife of Safwat Nouch, hereby joins in this conveyance to convey any and all right, title and interest in and to the herein described property to said Grantee.

WITNESS MY/OUR HANDS, this 4th day of September, 2025

GRANTOR(S)

Safwat Nouh

Safwat Nouh

Marina Hakeim

Marina Hakeim

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Safwat Nouh and wife, Marina Hakeim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of September, 2025.

Notary Public

Tisha C Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY