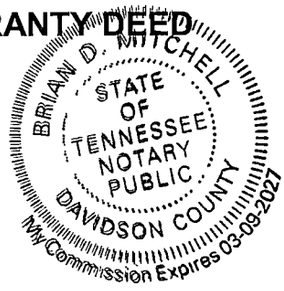
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 03/09/2027 (AFFIX SEAL)

DM-EH-25-314

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1320593
09/09/2025 02 39 37 PM
Fees $13 00 Taxes $869 50

Davidson County
DEEDWARR
2 pgs

20250909-0072139

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Mina Naguib	**New Owner**	
(NAME)	(NAME)	**148-02-0-024 00**
611 Neill Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **EASY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MINA NAGUIB, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 51 on the Plan of Luna Heights, Section Three, of record in Plat Book 2900, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 51 fronts 141 feet on the northerly side of Luna Drive and runs back between parallel lines 288 feet to a dead line

Being the same property conveyed to Billy Moore and wife Eara L Moore by Warranty Deed from Miller Joe Crutchfield and wife, Gale R Crutchfield of record in Book 3963, Page 990, Register's Office for Davidson County, Tennessee, dated November 26, 1965 and recorded on December 01, 1965

Being the same property conveyed to Richard Moore, Sr by Quitclaim Deed from Eara W Moore, reserving a Life Estate of record in Instrument No 20060406-0039981 Register's Office for Davidson County, Tennessee, dated April 4, 2006 and recorded on April 6, 2006

The said Eara W Moore having died on February 28, 2017, her life estate having terminated at her death

Being the same property conveyed to Easy Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Richard Moore, Sr of record in instrument No 20250909-0072135 Register's Office for Davidson County, Tennessee, dated _____ and recorded on 9-9-25

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Book 2900, Page 138, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County of record in Book 6255, Page 581, in the Register's Office for Davidson County, Tennessee
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **314 Luna Drive, Nashville, Tennessee 37211**

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), their heirs and assigns forever, and we do covenant with 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 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 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/our hand(s) this the 29th DAY OF AUGUST, 2025

Easy Holdings, LLC

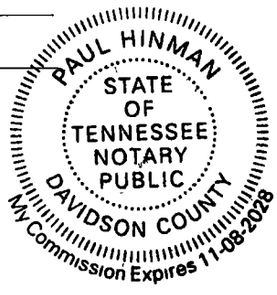
BY _____
Robert Norris
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT NORRIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of EASY HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 29th of August, 2025

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212