Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 17772

Karen Johnson
Batch # 1327209
09/26/2025 09 47 28 AM
Fees $13 00 Taxes $3,145 00

Davidson County
DEEDWARR
2 pgs

20250926-0076824

WARRANTY DEED

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Manfredonia	New Owner	093060A25700CO
(NAME)	(NAME)	
623 Shelley Rencelm		
(ADDRESS)	(ADDRESS)	
Memphis, TN 38018		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Younes Aleali, single,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Manfredonia,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit 1701 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condiminium of record as Instrument No 20080225-0018429 and Master Deed for Encore, a Master Condominium of record in Instrument No 20080225-0018425, Register's office for Davidson County, to which reference is made for a more complete description

Being the same property conveyed to Younes Alealli, by deed of record in Instrument No 20080609-0059057, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun St , Unit #1701, Nashville, TN 37201
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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, and we do covenant with 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 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 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/our hands this 23rd day of September, 2025

Younes Aleali

State of Tennessee
County of Davidson

Personally appeared before me Younes Aleali, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 23rd day of September, 2025

Notary Public
My Commission Expires 10/21/2028

File No 17772

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY