This Instrument Was Prepared By and Return to:
Brentwood Title & Escrow, LLC
342 Cool Springs Blvd., Ste.200
Franklin, TN 37067
File No.: BW25072

Karen Johnson Davidson County
Batch# 1332054 DEEDWARR
10/08/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20251008-0080439

Send Tax Bills To:
New Owner

New Owner is:
Amgad Yassa
2509 Deerpath Drive
Nashville, TN 37217

MAP/PARCEL(S): 149-04-0-146.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sean L. Turner and Nicole R. Goins-Turner, husband and wife,** hereinafter referred to as Grantor, has/have bargained and sold, and by these presents do transfer and convey unto the said **Amgad Yassa, a single man,** hereinafter referred to as Grantee, it's heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 2509 Deerpath Drive, Nashville, TN 37217

LAND in Davidson County, Tennessee, being Lot No. 467 on the Plan of Section Seven, Edge-O-Lake Estates, of record in Book 3700, Page 79, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Sean L. Turner and Nicole R. Goins-Turner, husband and wife, by Warranty Deed from Samax, LLC, a Tennessee limited liability company, dated 4/11/2019 and recorded 4/16/2019 in Instrument No. 20190416-0034641, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 3 day of OCTOBER, 2025.

GRANTOR:

Sean L. Turner

Nicole R. Goins-Turner

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF TEXAS DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean L. Turner and Nicole R. Goins-Turner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therin contained.

Witness my hand and seal on this the 3 day of OCTOBER, 2025.

NOTARY PUBLIC
My Commission Expires: 10/24/2025

DOUGLAS VAN PERRY
Notary Public, State of Texas
Comm. Expires 10-24-2025
Notary ID 124024288

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

SWORN TO and subscribed before me this 7th day of October, 2025.

Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-8-2025**.

Affiant Signature — Date: **10-8-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10-8-2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY