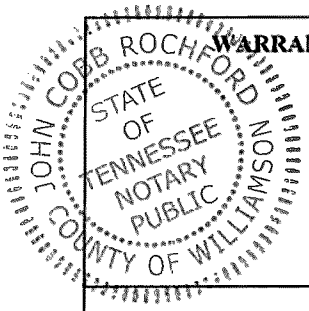


WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $524,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/07/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 12/19/26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 6919-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Austin Marsh	Ease Mortgage	096-10-0-247.00
2939 Leatherwood Drive	1050 Wilshire Dr Suite 300	
Nashville, TN 37214	Troy, Michigan 48084	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Emad Aziz and Reda Boshra, Joint Tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Austin Marsh, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in Davidson County, Tennessee, and being Lot No. 329 on the Map of Cloverhill Subdivision, Section V, as of record in Book 2133, page 88, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 329 begins at a point in the Southerly margin of Leatherwood Drive, the common corner of Lots No. 328 and 329; thence Southeasterly 140 feet to a point, the common corner of Lots No. 327 and 328; thence Northeasterly 195.7 feet to a point in the Southwesterly margin of Ironwood Drive; thence Northwesterly 78.3 feet along said drive to a point, the beginning of a curve; thence 29.71 feet around said curve, having a radius of 17.5 feet to a point in the Southerly margin of Leatherwood Drive; thence 109.4 feet Westerly along said drive to the point of beginning.

Being the same property conveyed to Emad Aziz and Reda Boshra, Joint Tenants with rights of survivorship by Warranty Deed from Penelope Hentz, a widow of record in Instrument No. 20241120-0090325 Register's Office for Davidson County, Tennessee, dated November 15, 2024 and recorded on November 20, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2939 Leatherwood Drive Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein

Karen Johnson Davidson County
Batch# 1332308 DEEDWARR
10/09/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20251009-0080777

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 hand on October 7, 2025.

Emad Aziz

Emad Aziz

Reda Boshra

Reda Boshra

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Emad Aziz and Reda Boshra, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 7, 2025.

Notary Public

My Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

File #: 6919-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 10/07/2025.

John Cobb Rochford

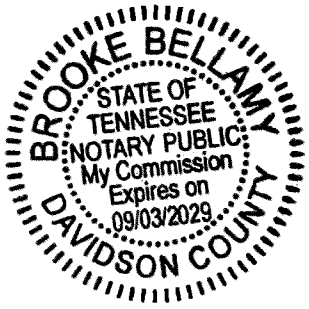
Date: 10/07/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 10/07/2025.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29