Karen Johnson Davidson County
Batch # 1339253 DEEDWARR
10/29/2025 09 52 19 AM 2 pgs
Fees $13 00 Taxes $1,350 50

20251029-0085990

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000 00

Affiant

Subscribed and sworn to before me, this 27 day of October, 2025

Notary Public
My commission expires 8-23-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd , Ste 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Numbers
Rania Agaib	← Same	**14805005500**
208 Willow Ct		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gina Louise Patrick and Michael K Patrick, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rania Agaib

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

Land in Davidson County Tennessee, being Lot No 17, Plan of Hillbrook, Section II, of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Gina Louise Patrick and husband, Michael K Patrick, by Warranty Deed from Richard Claude Garcia and Teresa Ann Burton, dated December 21, 2018, of record in Instrument No 20181226-0124747, as corrected by Scrivener's Affidavit in Instrument No 20190114-0003606, in the Register's Office for Davidson County, Tennessee Further reference made to Quitclaim Deed from William Zachary Garcia, Heir of Clara H Garcia to Gina Louise Patrick and husband Michael K Patrick being recorded simultaneously herewith in the Register's Office of Davidson County

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (__X__) unimproved (_____) property known as 208 Willow Ct, Nashville, TN 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 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 in 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

Gina Louise Patrick Date 10-27-25
Gina Louise Patrick

Michael K Patrick Date 10-27-25
Michael K Patrick

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Gina Louise Patrick and Michael K Patrick, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 27 day of October, 2025

NOTARY PUBLIC

My Commission Expires 12-2-28