THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251052454**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $455,000.00 Affiant Subscribed and sworn to before me, this 4th day of November, 2025. Notary Public My Commission Expires: 4/26/26

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 1343408 DEEDWARR
11/10/2025 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20251110-0089713

WARRANTY DEED

Address New Owner: David W. Anderson and Brandon D. Boyd 3117 Harborwood Drive Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 108-12-0B-005.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shehata M Boules, a married man and Merzek Fouad Fahmy, a married man** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David W. Anderson , an unmarried man and Brandon D. Boyd , an unmarried man, as joint tenants with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Harborview, Phase 1A, Section 1 of record in Plat Book 6900, Page 583 and Amendment in Book 9096, Page 760, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shehata M. Boules, a married man and Merzek Fouad Fahmy, a married man by Warranty Deed from Emmett E. Clifford and Cathryn Armisted, Esq., Conservator over Property of Judy A. Clifford of record in Document Number 20240723-0055491, Register's Office for Davidson County, Tennessee, dated July 22, 2024 and recorded on July 23, 2024.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2065, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 583 and Book 9096, Page 760, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7471, Page 26, Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8634, Page 19, Book 8856, Page 361 and Book 9182, Page 786, Book 10344, Page 233, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws in Book 7471, Page 62 and Book 8263, Page 540, Register's Office for Davidson County, Tennessee.

Charter for HOA in Book 7522, Page 339, Book 7462, Page 503, Book 7513, Page 374, Book 8263, Page 554, and Book 10316, Page 886, Register's Office for Davidson County, Tennessee. Quitclaim Deed for Common Open Space of record in Book 8297, Page 376, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in favor of the Metropolitan Government of Nashville and Davidson County, of record in Book 5856, Page 80, Book 5856, Page 84 and Book 7390, Page 270, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3117 Harborwood Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of November, 2025.

Shehata M Boules

MERZEK FAHMY

Merzek Fouad Fahmy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shehata M Boules and Merzek Fouad Fahmy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2025.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

Please return to :
Main Street title
971 Bender's Ferry
Mt Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 exact copy of the original document executed and authenticated according to law on 11/03/2025 (date of document).

Affiant Signature

11/03/2025

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 11/03/2025

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

