Name and Address of New Owner:
Reda Youssef
3755 Colonial Heritage Dr,
Nashville, TN 37217

Send Tax Statements To:
New owner

Karen Johnson Davidson County
Batch# 1346437 DEEDWARR
11/14/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20251114-0091069

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Map & Parcel(s):
136 03 0C 093.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amy Bauman, an unmarried person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Reda Youssef and Mona Kaleeny, married to each other**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit in Davidson County, Tennessee, being Lot No. 22, Heritage Village of Priest Lake Park, Section Two, on plat of record in Plat Book 5200, Page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Michael Bauman, Jr. by Warranty Deed from David Ulrich, unmarried, and Gene Ulrich and Barbara Ulrich, husband and wife, dated May 21, 2015 and recorded June 2, 2015 in Instrument No. 20150602-0050981, Register's Office of Davidson County, Tennessee. The said Robert Michael Bauman Jr., died intestate on September 5, 2024 leaving Amy Bauman as his heirs-at-law as evidenced by Affidavit of Heirship of record in instrument 20251140091068, of said Davidson County, Tennessee Register's Office.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3755 Colonial Heritage Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 this 12 day of Nov, 2025.

Amy Bauman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12 day of Nov, 2025, before me personally appeared Amy Bauman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 12 day of Nov, 2025.

Lisa K R Wagner
Notary Signature
My commission expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 12th day of November, 2025.

Bethany Shipley
Notary Public
My Commission Expires: 05/24/2028

BETHANY SHIPLEY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/24/2028
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 11-12-2025 (date of document).

Affiant Signature

11-12-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

