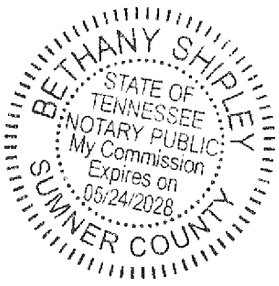
Karen Johnson Davidson County
Batch# 1347612 DEEDWARR
11/18/2025 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20251118-0091813

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED TEN THOUSAND AND 00/100 (410,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/24/2028

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MARINA YOUSSEF (NAME)	**NEW OWNER** (NAME)	**059 12 0 029.00**
104 HIGHLAND TRACE COVE NASHVILLE, TN 37207 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of November, 2025, the undersigned, **EQUITY PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MARINA YOUSSEF, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **104 HIGHLAND TRACE COVE, NASHVILLE, TN 37207** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of SECTION TWO, HIGHLAND TRACE SUBDIVISION of record in Plat Book 5200, Page 616, 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 Equity Partners, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Inception Investments Group, LLC, a Nevada Limited Liability Company, of record in Instrument No. 20250408-0026393, in the Register's Office of Davidson County, Tennessee, dated April 07, 2025, and recorded on April 08, 2025.

Being the same property conveyed to Inception Investment Group, LLC, a Nevada Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20191202-0123442, in the Register's Office of Davidson County, Tennessee, dated November 27, 2019, and recorded on December 02, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of November, 2025.

GRANTOR: EQUITY PARTNERS LLC
BY: BRENNA L. MCKISSICK
ITS: CO-MEMBER

GRANTOR: EQUITY PARTNERS LLC
BY: JOHN C. MCKISSICK, JR.
ITS: CO-MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brenna L. Mckissick and John C. Mckissick, Jr.** with who I am personally acquainted, and who upon oath acknowledged themselves to be the Co-Members of **EQUITY PARTNERS LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **EQUITY PARTNERS LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said as Co-Members, executed the foregoing instrument for the purposes contained therein, by signing their names on behalf of the Limited Liability Company as a Co-Members.

WITNESS my hand, at office, on this 10th day of November, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON 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 **11-10-2025** (date of document).

Affiant Signature

11-10-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **10th** day of **November**, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

