Karen Johnson Davidson County
Batch# 1349920 DEEDWARR
11/21/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,225.07
20251121-0093408

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0524

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hussein Al-Soraify	NEW OWNER	Map: 13315007000
(NAME) 69 Whitsett Rd	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-ONE THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($331,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MENENIAL PROPERTY PARTNER'S, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

HUSSEIN AL-SORAIFY, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 17, on the Plan of Herbert Heights, Section II, as of record in Book 3500, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Menenial Property Partner's, LLC, a Tennessee Limited Liability Company, by deed from Jerry Wimberly, an unmarried man, of record in Instrument No. 20230801-0059159, dated July 31, 2023, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3500, Page 83, said Register's Office; (3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6686, Page 345, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 3704, Page 430, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 354 A & B Foxglove Dr., Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness our hands this 21st day of November, 2025.

Menenial Property Partner's, LLC
By: Relentless Integrity, LLC, its Sole Member
By: The Wimberly Family Trust, U/A dated February 28, 2019, its Sole Member

By: Jerry Wimberly, Manager

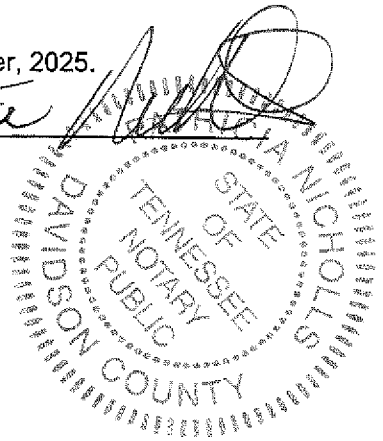
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Jerry Wimberly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to be Manager of Relentless Integrity, LLC, Sole Member of Menenial Property Partner's, LLC, the within named bargainer, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of November, 2025.

My commission expires: 1/24/28

Notary Public



Certification of Recorded Documents

I, Karen Suggs, 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 November 21, 2025.

(AFFIANT) – Karen Suggs

11/21/2025
Date

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of November, 2025.

My commission expires: 7/7/27

Notary Public