Karen Johnson Davidson County
Batch# 1351620 DEEDWARR
11/26/2025 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20251126-0094688

WARRANTY DEED

SHANNON GILBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. CR-25-11243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magda Wasef and Yousef Wasef	New Owner	
(NAME)	(NAME)	
337 Wimpole Drive		119-04-0-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Brandon A. Coursey and Jeffrey Coursey, as Tenants in Common**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Magda Wasef and Yousef Wasef, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 34 on the Plan of Glencliff Estates, Section 4 of record in Plat Book 1835, Page 79, 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 Michael E Coursey and wife, Deborah F Coursey by Warranty deed from Charles E Brooks and wife, Elaine E Brooks of record in Book 4925, page 971, Register's Office for Davidson County, Tennessee, dated 6/20/1975 and recorded on 6/24/1975. The said Deborah F. Coursey subsequently died July 19, 2007, thereby vesting ownership into Michael E. Coursey as surviving tenant by the entirety. The said Michael Coursey subsequently died testate on February 21, 2021, and his Last Will & Testament has been admitted for probate in the Sumner County Chancery Court, Case No. 2021PR-229. Pursuant to the terms of said Last Will & Testament, the subject property was devised to Brandon A. Coursey and Jeffrey M. Coursey.

Being the same property conveyed to Brandon A Coursey and Jeffrey Coursey, as tenants in common by Executor's Quitclaim deed from Estate of Michael Emmett Coursey of record in Instrument No. 20240112-0002619 Register's Office for Davidson County, Tennessee, dated 1/5/2024 and recorded on 1/12/2024.

This is property more commonly known as 337 Wimpole Drive, Nashville, TN 37211.

Tiffany Coursey, spouse of Brandon A. Coursey, joins in the execution of this instrument for the purpose of conveying her right, title, interest, and marital interest, if any, to said property.
Deborah Hickey, spouse of Jeffrey Coursey, joins in the execution of this instrument for the purpose of conveying her right, title, interest, and marital interest, if any, to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 25 day of November, 2025.

Brandon A. Coursey

Tiffany Coursey

Jeffrey Coursey

Deborah Hickey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of November, 2025, before me personally appeared Brandon A Coursey, Tiffany Coursey, Jeffrey Coursey, and Deborah Hickey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of November, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Sean Alcorn, 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 25, 2025.

Date

Sean Alcorn

Affiant Signature

11/25/25

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 25 day of November, 2025.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/27/27

Notary's Seal

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY