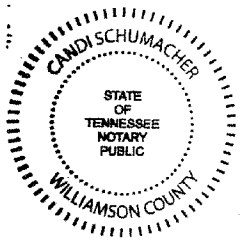
Karen Johnson Davidson County
Batch# 1358960 DEEDWARR
12/17/2025 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251217-0100310

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ebram Fahmi and Haidi Gayed		149 04 0A 010.00
(NAME)	(NAME)	
908 Townview Pl.	908 Townview PL	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Khara Parsai and Binu Bhetwal, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ebram Fahmi and Haidi Gayed**, hereinafter called the Grantees, 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. 10 on the plan of Town View, of record as Instrument No. 20080320-0028273, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Khara Parsai, a married man by Warranty Deed from Tiffany Danielle Watson, unmarried of record in Instrument No. 20191106-0114729 Register's Office for Davidson County, Tennessee, dated November 05, 2019 and recorded on November 06, 2019. Being the same property conveyed to Khara Parsai and Binu Bhetwal, husband and wife by Deed Creating A Tenancy By The Entirety Deed from Khara Parsai of record in Instrument No. 20221122- 0123627 Register's Office for Davidson County, Tennessee, dated November 21, 2022 and recorded on November 22, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 908 Townview Pl., 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 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 3rd day of December, 2025.

Khara Parsai

Khara Parsai

Binu Bhetwal

Binu Bhetwal

STATE OF PA

COUNTY OF Cumberland

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Khara Parsai and Binu Bhetwal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of December, 2025.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Christine M Metcalf, Notary Public
Cumberland County
My Commission Expires Jan. 12, 2027
Commission Number 1431902

My Commission Expires: 1-12-27

(SEAL)

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 4, 2025.

J. Carlton Drumwright

December 4, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 4, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY