This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1365277 DEEDWARR
01/05/2026 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260105-0000524

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $345,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 29 Day of Dec, 2025.

_____
Notary Public
My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Ibrahim Rezkalla
701 Griggs Pl
Nashville, TN 37217

SEND TAX BILLS TO:
Ibrahim Rezkalla
701 Griggs Pl
Nashville, TN 37217

MAP AND PARCEL NUMBER: 149040A02000CO

WARRANTY DEED
25NT01802

Effective the 29 Day of Dec., 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Nabil M. Yacoub and Aml Megalaa, Husband and Wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ibrahim Rezkalla

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Final Plat of Town View, as shown on plat of record in Plat Instrument No. 20080320-0028273, in the Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nabil M. Yacoub and Aml Megalaa, Husband and Wife from Nicholas J. Letellier, a single person, by Warranty Deed dated 01/12/2017 and recorded 01/13/2017 in Instrument No. 20170113-0004318, Register's Office of said County.

This is an improved property commonly known as: 701 Griggs Place, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 29 day of Dec, 2025

Nabil M Yacoub

Nabil M. Yacoub

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Nabil M. Yacoub,** the within named bargainer, 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.

Notary Public

My Commission expires: 03 / 09 / 2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Aml Megalaa

Aml Megalaa

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Aml Megalaa,** the within named bargainer, 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.

Notary Public

My Commission expires: 03 / 09 / 2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12-29-2025 (date of document).

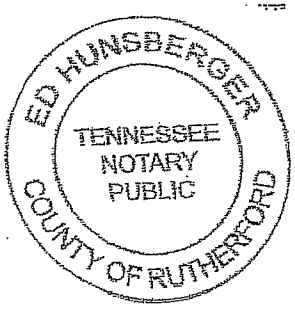
Affiant Signature

12-29-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 of December, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26