Karen Johnson Davidson County
Batch# 1376763 DEEDWARR
02/05/2026 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,265.40
20260205-0008464

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$342,000.00**. **Affiant** Subscribed and sworn to before me, this 29th 30th day of **January, 2026**. **Notary Public** **My commission expires:** _____

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Melad Ghepreial **2405B Dowlan Street** **Nashville, TN 37208**	111 Teennology Drive ~~Pittsburgh, PA~~ 15275	**081 02 0D 002.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Clark Adrian, a single man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Melad Ghepreial and Neveen Youssif, Husband and Wife,** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 2405 DOWLAN STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2405 DOWLAN STREET, a Horizontal Property Regime, of record in Instrument No. 20160107-0001833, as amended in Instrument No. 20190128-0008263, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Clark Adrian, a single man, by Warranty Deed from Daniel Reyes and Nicole Voehler Reyes, husband and wife, of record in Instrument No. 20240208-0008937, in the Register's Office of Davidson County, Tennessee, dated February 06, 2024, and recorded on February 08, 2024.

Being the same property conveyed to Daniel Reyes and Nicole Voehler Reyes, husband and wife, by Quitclaim Deed from Daniel Reyes, an unmarried man and Nicole Voehler, an unmarried woman, as tenants in common with the right of survivorship, of record in Instrument No. 20210519-0067806, in the Register's Office of Davidson County, Tennessee, dated May 14, 2021, and recorded on May 19, 2021.

Being the same property conveyed to Daniel Reyes, an unmarried man and Nicole Voehler, an unmarried woman, as tenants in common with the right of survivorship, by Warranty Deed from Rachel Ann Marvel, a single woman, of record in Instrument No. 20201106-0130701, in the Register's Office of Davidson County, Tennessee, dated November 03, 2020, and recorded on November 06, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **2405B Dowlan Street, Nashville, TN 37208**.

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 in 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(s) this **29th day of January, 2026.**

Clark Adrian

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of January, 2026, before me personally appeared Clark Adrian, 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 29th day of January, 2026.

Notary Signature
My commission expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

HE-2026-006

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 January 30, 2026.

J. Carlton Drumwright

January 30, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 30, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY