Karen Johnson Davidson County
Batch# 1379450 DEEDWARR
02/12/2026 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.13
20260212-0011180

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 9/30/2029

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julian Vasquez Benitez	Julian Vasquez Benitez	136-15-0-040.00
(NAME)	(NAME)	
2909 Nautilus Dr	2909 Nautilus Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, , **Girgis Saber, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Julian Vasquez Benitez, unmarried** 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. 15 on the Plan of Section Two, Harbour Town Village of record in Plat Book 4675, Pages 146 and 147, 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 Jana Metry and Youssef Zakaria, wife and husband from Teresa Carole Baker, unmarried by Warranty Deed on December 11, 2018, of record in Instrument Number 20181212-0120978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Girgis Saber from Jana Metry and Youssef Zakaria, wife and husband, by Warranty Deed on July 22, 2024, of record in Instrument Number 20240724-0055894, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2909 Nautilus Dr, Nashville, TN 37217
(House Number) (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 my/our hands this 9th day of February, 2026.

Girgis Saber

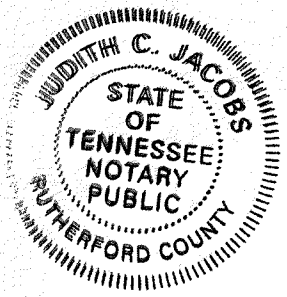
State of Tennessee
County of Davidson

Personally appeared before me Girgis Saber, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of February, 2026.

Notary Public Judith C. Jacobs
My Commission Expires: 8-21-27

File No.: 202601001



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/9/26 (date of document).

Jennifer Russell
Affiant Signature

2/11/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of February 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

