Karen Johnson Davidson County
Batch# 1388025 DEEDWARR
03/04/2026 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20260304-0017225

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-24-2027

File No. KS-26-1189

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL:
Fady Massoud and Merna Hanna	Fady Massoud and Merna Hanna	
(NAME)	(NAME)	
4321 Skyridge Dr	**Property**	050-07-0A-159.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Julie Riley and David Erickson, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fady Massoud and Merna Hanna, huabnd and wife**, 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. 159 on the Plan of Final Plat Skyridge (formerly Mulberry Downs PUD No. 88P-056G0) Subdivision Phase 2 as shown on plat of record in Instrument 20211209-0163364, Register's Office for Davidson County, reference to which is hereby made for a more complete description

Being the same property conveyed to Julie Riley, an unmarried woman by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20220928-0107213 Register's Office for Davidson County, Tennessee, dated September 27, 2022 and recorded on September 28, 2022.

David Erickson, spouse of Julie Riley, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This is property more commonly known as 4321 Skyridge Dr, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 26th day of February, 2026.

Julie Riley

Julie Riley

David Erickson

David ~~Riley~~ ERICKSON

GME
JR
D.E.

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

GME ERICKSON

On this 26th day of February, 2026, before me personally appeared Julie Riley and David ~~Riley~~, 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 26th day of February, 2026.

Notary Signature CHERYL M. CAIL
My commission expires: 09/15/2027



Certificate of Authenticity

I, Krystal Schuster, 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 2/26/26.

Date

Affiant Signature

2/26/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of February, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)