Karen Johnson Davidson County
Batch# 1392332 DEEDWARR
03/12/2026 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20260312-0019768

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Tiffany Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF March, 2026

J. Kaye Clark
Notary Public

MY COMMISSION EXPIRES: 9.5.2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Malak Boules and Merna Sadak	SEND TAX BILLS TO: New Owners	MAP-PARCEL NUMBERS
(NAME) 215 Dabbs Ave.	(NAME)	10705025600
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, **LIVING DEVELOPMENT CONCEPTS, INC. a Tennessee Nonprofit corporation** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Malak Boules and Merna Sadak, husband and wife** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 234 on the Plan of Bel-Air, Section Two of record in Book 2900, Page 29, 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 Living Development Concepts, Inc. by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 202309130071961 Register's Office for Davidson County, Tennessee, dated August 24, 2023 and recorded on September 13, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

- The lien of the following general and special taxes for the year or years specified and subsequent years: 2026 Davidson County taxes, being liens not yet due and payable.
- Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-603, which have not been assessed and are not payable, as of the date of this instrument.
- Any taxes for past, present or future tax years which may become due but which are not presently due and payable because of the existing tax classification of the Land as exempt.
- Subject to all matters shown on the Plan of record in Book 2900, Page 29, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2542, Page 519 and as amended in Book 2959, Page 215, Book 2964, Page 1 and Book 3096, Page 485, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped

persons.

- Declaration of Restrictive Covenants of record as Instrument Number 202509260076885, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Restrictions in Deed of record as Instrument Number 202309130071961, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

Notice of Completion recorded October 22, 2025, at Instrument No. 202510220084125, Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 2115 Dabbs Ave 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 hand this 6th day of March, 2026.

LIVING DEVELOPMENT CONCEPTS, INC.

Henry O. Miller, President

Henry O Miller, President

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Henry O Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Living Development Concepts, Inc., the within named bargainor, a Nonprofit corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

WITNESS my hand and official seal at office this 6th day of March, 2026.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A. Mason, 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 March 6, 2026.

Affiant Signature

3/9/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of March 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY