Karen Johnson Davidson County
Batch# 1405265 DEEDWARR
04/14/2026 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $636.40
20260414-0030504

Name and Address of New Owner:
Salwa Taneos
192 Moore Avenue
Smyrna, TN 37167

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 107-05-0A-109-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Father Boutros Boutros, Administrator of The Estate of Gerges Abdelmesih Younan Youssef**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Salwa Taneos,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 109 in the Five Oaks a Planned Unit Development as shown on Plat of Record in Book 5200, Page 355, Register's for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerges Youssef by Warranty Deed from Shellville, LLC, dated 07/17/2020 and filed of record in Instrument No. 20200720-0079349, in the Register's Office for Davidson County, Tennessee. Gerges Youssef died on 4/28/2023. Probate was opened in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division as Case No. 23P-1087. Father Boutros Boutros was appointed Administrator of the Estate of Gerges Abdelmesih Younan Youssef and the sale was approved by Agreed Order to Sell Real Property filed March 21, 2024 Case No. 23P-1087, in the Seventh C ircuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 109 Five Oaks Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2024.

The Estate of Gerges Abdelmesih Younan Youssef

By: _____(SEAL)
Father Boutros Boutros, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2024, before me personally appeared Father Boutros Boutros, Administrator of The Estate of Gerges Abdelmesih Younan Youssef, 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 14th day of June, 2024.

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Signature
My commission expires: 4/19/2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $172,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of June, 2024.

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Signature
My commission expires: 4/19/2025

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 6/14/24 (date of document).

Affiant Signature

4/14/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2026.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature

MY COMMISSION EXPIRES: 3/16/2030

NOTARY'S SEAL