2026-2020-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1421892 DEEDWARR
05/19/2026 08:54:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20260519-0044564

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$280,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of May, 2026

Notary Public

My Commission expires: 8/3/26

(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The Flooring Guys III	The Flooring Guys III	106-13-0-076
408 Landon Drive	408 Landon Drive	
Nashville, TN 37220	Nashville, TN 37220	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Adel E. Ibrahem**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The Flooring Guys III, a Tennessee Partnership consisting of Little River Ventures, LLC, a Tennessee limited liability company and Lx3 Properties, LLC, a Tennessee limited liability company**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Glenrose Park, as of record in Book 974, Page 98, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adel E. Ibrahem and Hesham Fares Elqadi by Warranty Deed dated January 27, 2012 and recorded on February 2, 2012 in the Register's Office of Davidson County, Tennessee at Instrument No. 20120202-0009483. Further conveyed to Adel E. Ibrahem by Quitclaim Deed from Hesham Fares Elqadi of record in Instrument Number 20240521-0037578, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 974, Page 98, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded in Book 1224, Page 286 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **312 Vivelle Avenue, Nashville, TN 37210.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple

forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 14th day of May, 2026.

Adel E. Ibrahem

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adel E. Ibrahem,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 14th day of May, 2026.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26

I, Andy Maloney, 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 5/14/2026 (date of document).

Affiant Signature
Date 5/14/2026

State of Tennessee
County of Williamson

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

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030