Karen Johnson Davidson County
Batch# 1428311 DEEDWARR
06/05/2026 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20260605-0051005

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 242,000.00.

Affiant

Subscribed and Sworn before me this 22nd day of May , 2026.

Notary Public
My commission expires:

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Nagy Yousef and Tamer Youssef 2643 Smith Springs Road, Nashville, TN 37217	New Owner	136-00-0-046.00

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, **Tai N. Orten, single**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tamer Youssef, married, and Nagy Yousef, married, tenants in common with right of survivorship**"the Grantee," the following described real estate in Davidson County, Tennessee:

The following described property, lying and being in Davidson County, Tennessee, to-wit: Beginning at a point in the southerly margin of Smith Springs Road, being the common corner of Marshall Cooper, of record in Book 9410, page 924, Register's Office, Davidson County, Tennessee; thence with said margin of Smith Springs Road, N 78 degrees W 80 feet, more or less, to a point; thence S 14 degrees W 140 feet to a point; thence S 87 degrees E 90 feet to a point; thence N 11 degrees 20 minutes E 124.7 feet to the point of beginning, according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., 2918 Berry Hill Drive, Nashville, TN 37204, License No. 1838, dated June 20, 2002.

Being the same property conveyed to Robert Volp and Brenda Volp, husband and wife, by warranty deed from Jerry W. Ward, unmarried, of record in Instrument No. 20180402- 0030645, in the Register's Office of Davidson County, Tennessee, dated March 20, 2018, and recorded on April 2, 2018.

Further, being the same property conveyed to Tai N. Orten by General Warranty Deed from Brenda L. Volp and Robert F. Volp, husband and wife, dated January 21, 2026, and recorded February 10, 2026 of record in Instrument 20260210-0010076 Register's Office for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 2643 Smith Springs Road, Nashville, TN 37217 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 22nd day of May , 2026.

Tai N. Orten

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 22nd day of May, 2026, before me personally appeared Tai N. Orten, 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 22nd day of May, 2026.

Notary Signature
My commission expires: 3/16/2030



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 22, 2026.

J. Carlton Drumwright

May 22, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 22, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY