# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1432525 DEEDWARR
06/10/2026 03:28:29 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20260610-0052793

LL-KH-26-705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 10.8.27
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Youssef Mostachar**<br>**Engy Garis Yacoup and Mina Ayad Ghali** | **Same as New Owner** | |
| (NAME)<br>**2500 Bayview Drive** | (NAME) | **163-02-0B-096.00-CO** |
| (ADDRESS)<br>**Nashville, TN 37217** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER BLY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YOUSSEF MOSTACHAR, A SINGLE MAN, AND ENGY GARIS YACOUP AND MINA AYAD GHALI, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46 Phase Two, Berkeley Hall Phase 5, Section 1 of Hickory Highlands, P.U.D. of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Roger Bly and Pamela Bly, husband and wife by Warranty Deed from Berkley Hall, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150827-0086795 Register's Office for Davidson County, Tennessee, dated August 25, 2015 and recorded on August 27, 2015.

Pamela Bly having since deceased on October 8th, 2025 leaving Roger Bly as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 561-562 and as Instrument Number 20070621-0074238, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10421, Page 239; Instrument Number 20061031-0135165; and Instrument Number 20140520-0043176, Instrument No. 20070509-0055919 and Instrument No. 20061127-0146201, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20230124-0005491, in the Register's Office for Davidson County, Tennessee.
- Homeowners Assessment of record in Instrument Number 20061127-0146331, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress of record in Instrument Number 20061117-0143185, in the Register's Office for Davidson County, Tennessee.
- Easement for Comcast of Nashville I, LLC of record in Instrument Number 20090721-0068096, in the Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of Moss Road of record in Book 1784, Page 300, in the Register's Office for Davidson County, Tennessee.
- Easement and right-of-way to American Telephone and Telegraph Company of record in Book 1207, Page 530, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7031, Page 51; Book 7453, Page 445; Book 7453, Page 460; and Book 7775, Page 361, in the Register's Office for Davidson County, Tennessee.
- Joint Access Easement Agreement of record in Book 7465, Page 739, and Easement Modification

Agreement of record in Book 7666, Page 151, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Book 7666, Page 156, in the Register's Office for Davidson County, Tennessee.
• Drainage Easement of record in Book 7465, Page 756, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 6254, Page 487 and in Book 7632, Page 962, in the Register's Office for Davidson County, Tennessee.
• Fence Encroachment Easement of record in Book 7761, Page 222, in the Register's Office for Davidson County, Tennessee.
• Grant of Anchor Easement of record in Book 10319, Page 987, in the Register's Office for Davidson County, Tennessee.
• Gas Line Easement of record in Book 2203, Page 575; Book 2875, Page 299 and assigned of record in Book 4457, Page 377, in the Register's Office for Davidson County, Tennessee.
• Easement right-of-way of record in Book 2105, Page 428 and in Book 2740, Page 188, in the Register's Office for Davidson County, Tennessee.
• Joint Use Easement of record in Book 6196, Page 135, in the Register's Office for Davidson County, Tennessee.
• Deed Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 7597, Page 679, in the Register's Office for Davidson County, Tennessee.
• Nashville Electric Service Anchor Easement of record in Book 10319, Page 987, in the Register's Office for Davidson County, Tennessee.
• Option Agreement of record in Book 8240, Page 649, in the Register's Office for Davidson County, Tennessee.
• Registration of Instrument of record in Book 8150, Page 866, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20040303-0023979, in the Register's Office for Davidson County, Tennessee.
• Conveyance of Common Area of record in Instrument Number 20090623-0058289, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 7681, Page 541 and Book 7681, page 565 and Book 8287, Page 84, and Book 8287, page 92 and Book 8287, Page 97, in the Register's Office for Davidson County, Tennessee.
• Columbia Gulf Transmission Company Easements of record in Book 3537, Page 799, in the Register's Office for Davidson County, Tennessee.
• Sanitary Sewer/Storm Drainage Easements of record in Book 7453, Page 454, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20061117-0143185, in the Register's Office for Davidson County, Tennessee.
• Order of record in Book 2284, Page 531, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 4081, Page 799, in the Register's Office for Davidson County, Tennessee.
• Right of Way Deed of record in Book 2905, Page 439, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **705 Frodo Ln, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 5TH DAY OF JUNE, 2026.

Roger Bly

Roger Bly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER BLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212