Karen Johnson Davidson County
Batch# 1462072 DEEDWARR
08/19/2026 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260819-0077348

Name and Address of New Owner:
Boula Yousef and Yousef Yousef
2500 Bayview Drive
Nashville, TN, 37217

Send Tax Bills To:
Boula Yousef and Yousef Yousef
2500 Bayview Drive
Nashville, TN, 37217

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 075 07 0 143.00

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, **Christopher M. DeMartini, Keith E. DeMartini, and April Love**, collectively, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Boula Yousef and Yousef Yousef, as Tenants in Common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 388 HIGHLANDS OF TULIP GROVE, SECTION 3, as shown by plat of record in Plat Book 4675, Page 140, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Katherine E. Love, unmarried, by Warranty Deed from Leilani T. Braxton-Hunt, married, of record in Instrument No. 20020717-0086111, in the Register's Office of Davidson County, Tennessee, dated July 12, 2002 and recorded on July 17, 2002. The said Katherine E. Love died on December 06, 2025, intestate. See Probate Case 26P385, Davidson County Seventh Circuit Court. Also see Affidavit of Heirship of record in Instrument No. 20260303-0016576, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 13th day of August, 2026.

Christopher M. DeMartini (SEAL)
Christopher M. DeMartini

Keith E. DeMartini (SEAL)
Keith E. DeMartini

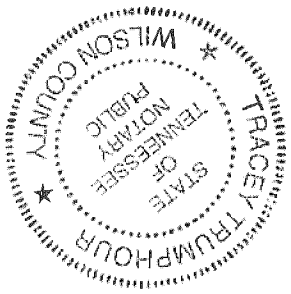
April Love (SEAL)
April Love

STATE OF TENNESSEE
COUNTY OF Wilson

On this 13th day of August, 2026, before me personally appeared Christopher M. DeMartini, Keith E. DeMartini and April Love, 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 13th day of August, 2026.

Notary Signature
My commission expires: 1.31.29



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 $270,000.00, 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 13th day of August, 2026.

Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 13, 2026.

August 18, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 18 day of August, 2026.

Notary Public:

My Commission Expires: 11-18-2029