Karen Johnson Davidson County
Batch# 1481146 DEEDWARR
10/07/2026 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,282.05
20261007-0092171

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $346,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/02/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 2/26/29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 12614-26NASH-TN

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Youssef Megali and Lames Keryakos	**United Community Bank and appearing of record as Mortgage Electronic Registration Systems, Inc.**	181-14-0A-136.00-CO
8407 Charbay Circle	PO Box 670	
Brentwood, TN 37027	Blairsville, GA 30514	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Simi M. Kuruvilla, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Youssef Megali, and wife Lames Keryakos

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 190, of The Villas at Concord Place, Phase 3, a horizontal property regime with private elements established by Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Villas at Concord Place of record in Instrument No. 20050922-0114218, and amended in Instrument No. 20060731-0092350 and in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A-1" to the amendment to the aforementioned Declaration said amendment recorded as Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Simi M. Kuruvilla, an unmarried woman by Warranty Deed from Stephanie R. Hendren, unmarried of record in Instrument No. 20190408-0031987 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 08, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

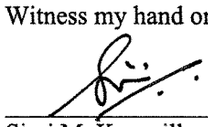
TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 8407 Charbay Circle Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on October 2, 2026



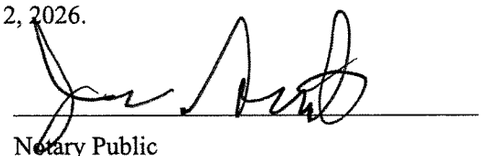
Simi M. Kuruvilla

STATE OF TENNESSEE

COUNTY OF

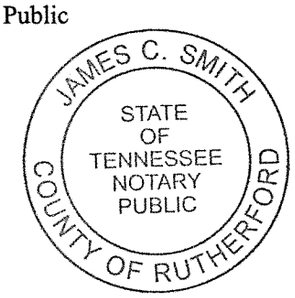
Personally appeared before me, a Notary Public of said County and State, Simi M. Kuruvilla, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 2, 2026.



Notary Public

My Commission Expires: February 21, 2027



File #: 12614-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 October 2, 2026.

J. Carlton Drumwright

October 2, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 2, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY