WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Ezat Saeed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

John M. Wells State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ezat Saeed 2204 Long Branch Ct Antioch, TN 37013	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	148-08-0B-079-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elite Developments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ezat Saeed, married**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79, on the plan of FINAL PLAT ALDWYCH VILLAGE PHASE 2, SECTION 2, as shown on plat of record in Instrument 20210105-0002019, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Elite Developments, LLC, a Tennessee limited liability company by Warranty Deed from Hee Kyung Shin, dated 09/14/2018, of record in Instrument 20180924-0094261, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 989714 DEEDWARR
04/10/2023 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230410-0025508

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2204 Long Branch Ct, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this the 30th day of March, 2023.

Elite Developments, LLC, a Tennessee Limited Liability Company

BY: _____
Emad Youssef
Member

BY: _____
Haroun Soltan
Member

BY: _____
Malak Salama
Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Emad Youssef, Haroun Soltan, and Malak Salama with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Members of Elite Developments, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that as such Members being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Emad Youssef, Haroun Soltan, and Malak Salama, as such Members.

Witness my hand and official seal, this the 30th of March, 2023.

_____
Notary Public
My Commission Expires: 3/9/2027

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 4/6/23.

Affiant
Date: 4/6/23

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 6th day of April, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY