Karen Johnson Davidson County
Batch # 1194691 DEEDWARR
10/17/2024 09:54:37 AM 3 pgs
Fees: $18.00 Taxes: $23,522.75
20241017-0080515

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 890698 2024-06817 Leslie Wei	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $ 6,357,500.00 Affiant Subscribed and sworn to before me, this the 16th day of October, 2024. Notary Public My commission expires: 3/20/28 (Affix Seal) WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAYLA TABOR

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Altair Global Services, LLC dba Altair Global	NAME: Altair Global Services, LLC dba Altair Global
STREET ADDRESS: 3201 Dallas Parkway, Ste 1200 Frisco TX 75034	STREET ADDRESS: 3201 Dallas Parkway, Ste 1200 Frisco TX 75034
MAP & PARCEL NO.: 158-11-0A-11-00CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nizar Trigui and Hend Trigui, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Altair Global Services, LLC dba Altair Global

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

SEE ATTACHED Exhibit "A" LEGAL DESCRIPTION

This is improved property known as: 410 Saint Edmunds Court, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 24 day of June, 2024.

X _____
Nizar Trigui

X _____
Hend Trigui

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nizar Trigui, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 24 day of June, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

FORREST L. MOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 14, 2027

Notary Public
My commission expires 09/14/2027

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Hend Trigui, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 24 day of June, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

FORREST L. MOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 14, 2027

Notary Public
My commission expires 09/14/2027

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 11 on the Final Plat of Cambridge Drive Subdivision of record as Instrument No. 20050727-0087930, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made of a more complete description.

Being the same property conveyed to Nizar Trigui and Hend Trigui, husband and wife by Deed dated June 9, 2017 from Laura Baugh and Wendell P. Baugh III, wife and husband, recorded June 12, 2017, in Instrument Number 20170612-0058656, in the Official Records of Davidson County, Tennessee.