Karen Johnson Davidson County
Batch# 1277103 DEEDWARR
05/23/2025 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250523-0040674

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~Davidson~~ Monroe

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Julian Urioste
Affiant

Subscribed and sworn to before me, this 21 day of May, 2025.

Notary Public
My commission expires: 6/20/2028

Notary Public State of Florida
Melissa L Gortarez
My Commission HH 563834
Expires 6/20/2028

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Ossama Shehata	**Pinnacle Downtown**	**17601001600**
3852 Round Rock Dr	**21 Platform Way S, Suite 2300**	
Antioch, TN 37013	**Nashville, TN 37203**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Julian Urioste, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ossama Shehata, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 102, Plan of Hickory Woods, Section A, of record in Book 6900, Page 511, as corrected by Surveyor's Certificate of Correction in Book 7582, Page 167 and Book 9997, Page 844, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Julian Urioste, a single man, by Warranty Deed from Robby Truong and wife, Tuyen P Truong, dated April 5, 2005, of record in Instrument No. 20050420-0043944, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restriction Amendment of record in Book 9764, Page 44, said Register's Office.

HOA Charter of record in Book 7857, Page 87, as amended in Book 7876, Page 67, said Register's Office.

Declaration of Covenants, Conditions, and Restrictions of record in Book 7422, Pages 235 & 301, superceded and amended in Book 7857, Page 94, re-recorded in Book 7876, Page 75, as corrected in Book 9616, Page 470, and amended and restated in Book 9678, Page 187, said Register's Office.

By-Laws of record in Book 7422, Page 273 & Book 7932, Page 648, as amended and restated in Book 9678, Page 213, said Register's Office.

Grant of Transmission Line Easement of record in Book 9632, Page 973, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3852 Round Rock Dr, 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 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.

_____ Date: 21 May 2025
Julian Urioste

STATE OF Florida

COUNTY OF Monroe

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

Witness my hand, at office, this 21 day of May, 2025.

Notary Public State of Florida
Melissa L Gortarez
My Commission HH 563834
Expires 6/20/2028

_____
NOTARY PUBLIC

My Commission Expires: 6·20·2028

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 May 21, 2025.

J. Carlton Drumwright

May 21, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 21, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY