SPECIAL CORPORATE WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
2600 Dallas Parkway
Suite 101
Frisco, TX 75034
890698 2024-06817
Kayla Smiley

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: SAME
NAME: 410 Saint Edmunds Ct Trust	NAME:
STREET ADDRESS: Brentwood, TN 37027	STREET ADDRESS:
MAP & PARCEL NO.: 158 11 0A011.00	

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, National Residential Nominee Services Inc., a Corporation organized and exisiting under the laws of the State of Delaware, with an office and principal place of business at 2600 Dallas Parkway, Suite 101, Frisco, TX 75034, hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto 410 Saint Edmunds Ct. Trust, 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"

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 we do covenant with the said Grantee 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.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

WITNESS MY/OUR SIGNATURE(S) THIS 21 day of May, 2025 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Karen Johnson Davidson County
Batch# 1280759 DEEDWARRSP
06/03/2025 10:20:30 AM 4 pgs
Fees: $23.00 Taxes: $20,720.00
20250603-0043433

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.

Being the same property conveyed to Altair Global Services, LLC dba Altair Global LLC, a Limited Liability Company by Deed dated June 24, 2024 from Nizar Trigui and Hend Trigui, husband and wife, recorded October 17, 2024, in Instrument Number 20241017-0080515, in the Official Records of Davidson County, Tennessee.

National Residential Nominee Services Inc.

By: MJWei

Printed Name: Melissa Wei

Its: VP

(Corporate Seal)

State of TX } ss

County of Collin

Before me, Kayla Smiley, a Notary Public of the State and County aforesaid, personally appeared Melissa Wei, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be VP of the National Residential Nominee Services Inc., the within named grantor, a corporation, and that he/she as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and official seal, at office in Frisco TX, this 27 day of May 2025.

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

KAYLA SMILEY
Notary ID #128826458
My Commission Expires
December 18, 2027

Notary Public

My commission expires 12/18/27

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 5,600,000.00.

Subscribed and sworn to before me, this 30th day of May, 2025.

Affiant

My Commission Expires: 9-7-24

Notary Public

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 5/21, 2025.

Affiant
Date: June 3 ,2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3 day of June, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

