Karen Johnson Davidson County
Batch# 1284935 DEEDWARR
06/16/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,570.28
20250616-0047068

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$424,400.00**. **Affiant** Subscribed and sworn to before me, this **13th day of June, 2025**. **Notary Public** **My commission expires:** 2/26/29

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

WARRANTY DEED

Address of New Owner(s) as follows: **Issa Iskander and Fady Arandas** **3773 Pin Hook Road** **Antioch, TN 37013**	Send Tax Bills To: Renasant Bank 2001 Park Pl. # 350 Birmingham, AL 35203	Map-Parcel Numbers: **164-12-0B-079.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jamie L. Meek, an unmarried man, Katherine Shawn Shell, an unmarried woman, and Krista Widener, an unmarried woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Fady Arandas, an unmarried man and Issa Iskander , an unmarried man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Phase 1A, Bright Pointe, SP Subdivision of record in Plat at Instrument No. 20180910-0089700, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebekah L. Hunter and Travis D. Hunter, wife and husband by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200603-0056973 Register's Office for Davidson County, Tennessee, dated June 02, 2020 and recorded on June 03, 2020.
Being the same property conveyed to Jamie L. Meek, an unmarried man, and Katherine Shawn Shell, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Rebekah L. Hunter and Travis D. Hunter, wife and husband of record in Instrument No. 20230607-0043101 Register's Office for Davidson County, Tennessee, dated June 05, 2023 and recorded on June 07, 2023.
Being the same property conveyed to Jamie L. Meek, an unmarried man, and Katherine Shawn Shell, an unmarried woman, and Krista Widener, an unmarried woman, as tenants in common with right of survivorship by Quitclaim Deed from Jamie L. Meek, an unmarried man, and Katherine Shawn Shell, an unmarried woman, as tenants in common with right of survivorship of record in Instrument No. 20230628-0049257 Register's Office for Davidson County, Tennessee, dated June 05, 2023 and recorded on June 28, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **3773 Pin Hook Road, 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.

Witness my/our hand(s) this **9th day of June, 2025.**

Jamie L. Meek

Katherine Shawn Shell

Krista Widener

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~SUMNER~~ Polk

On this 9th day of June, 2025, before me personally appeared Jamie L. Meek, Katherine Shawn Shell and Krista Widener, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of June, 2025.

Notary Signature
My commission expires: 7-14-25

CASSANDRE MARTIN
Notary Public - State of Florida
Commission # HH 119995
My Comm. Expires Jul 14, 2025
Bonded through National Notary Assn.

HE-2025-260

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 June 13, 2025.

J. Carlton Drumwright

June 13, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 13, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY