Karen Johnson Davidson County
Batch# 1287262 DEEDWARR
06/20/2025 08:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20250620-0048185

Name and Tax Bills To: Mina Sadek
833 Piper Lane
Brentwood, TN 37027

This Instrument Prepared By:
Cedar City Title, LLC
142 Public Sq. Suite F
Lebanon, TN 37087

Map & Parcel No: 070-02-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **R Squared Construction, LLC, a Limited Liability Company, and Justin Morris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mina Sadek,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a portion of Lot Nos. 13, 14, and 15 on the Plan of Sarah A. McIntosh's Subdivision of record in Book 332, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, and described according to a survey made by Richard B. Omohundro, June 30, 1962, as follows:

Beginning in the Easterly margin of New Buena Vista Pike, 500 feet, more or less, South of the South margin of Stoker's Lane; thence leaving said Pike, with a fence line, South 60 degrees 30 minutes East 321.5 feet, more or less, to the southwest corner of a 0.42 acre tract, conveyed to D. W. Bright, and wife, by deed in Book 3158, Page 79; thence along Bright's West line, North 16 degrees East 180.3 feet to a point in the center of a 50 foot access roadway, of record in Book 3158, Page 79; thence along the center of said roadway, North 75 degrees 16 minutes West 298 feet, more or less, to the easterly margin of New Buena Vista Pike; thence with the margin of the same, South 23 degrees West 100 feet (erroneously cited as North 23 degrees West 100 feet in previous deeds) to the point of beginning.

Being the same property conveyed to R Squared Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Trena M. Maxwell of record in Instrument No. 202502250013915 Register's Office for Davidson County, Tennessee, dated May 31, 2023 and recorded on June 09, 2023.

Being the same property conveyed to R Squared Construction, LLC, a Tennessee Limited Liability Company and Justin Morris by Quitclaim Deed from R Squared Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 202502250013915 Register's Office for Davidson County, Tennessee, dated January 22, 2025 and recorded on February 25, 2025.

This is UNIMPROVED Property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of June, 2025.

R Squared Construction, LLC, a Limited Liability Company

By: _____
Michael Roberge, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, Danielle Imbaratto of the state and county mentioned, personally appeared Michael Roberge, Member of R Squared Construction, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of R Squared Construction, LLC, the within named bargainor, a Limited Liability Company, and that such Michael Roberge, Member of R Squared Construction, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Wilson Co, this 16th day of June, 2025.

_____
Notary Signature

DANIELLE IMBARATTO
STATE OF TENNESSEE
NOTARY PUBLIC
COMMISSION EXPIRES 12-15-2

My commission expires: _____

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of June, 2025.

Justin Morris

STATE OF TENNESSEE

COUNTY OF WILSON

On this 16th day of June, 2025, before me personally appeared Justin Morris, 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 16th day of June, 2025.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Exp. 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE

COUNTY OF WILSON

Sworn to and subscribed before me this 16th day of June, 2025.

Notary Signature
My commission expires: 2/26/29

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

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 16, 2025.

J. Carlton Drumwright

June 16, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 16, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY