Karen Johnson Davidson County
Batch# 1306600 DEEDWARR
08/07/2025 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250807-0062691

Name and Address of New Owner:
John Bekhit
6481 Paddington Way
Antioch, TN 37013

Send Tax Statements To:
A+D Mortgage LLC
899 Cypress Creek Rd
Ft Lauderdale, FL 33309

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25070845

Map and Parcel: 151 09 0A 354.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Collin H Smith**, married, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **John Bekhit**, a single man, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 273, on the Plan of Long Hunter Chase, Phase 3, Section 3A, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20081014-0103114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Collin H. Smith, an unmarried man, by Warranty Deed filed for record on October 14, 2015 in Instrument No. 20151014-0104464, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions of Long Hunter Chase of record in Book 9430, page 251 and as amended in Book 9534, page 938 and as supplemented to annex Phase 3, Section 3 and Phase 3, Section 3A of record in Instrument No. 20130226-0019266; all matters as set forth per plat of record in Instrument No. 20081014-0103114; all matters of Boundary Plat of record in Book 7900, page 595; By-Laws as set forth on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions of Long Hunter Chase of record in Book 9430, page 251; HOA Charter of record in Book 9433, page 953; Quitclaim Deed to Long Hunter Chase Homeowners' Association, Inc. for Open Space or Common Area of record in Instrument No. 20130501-0043495; Stormwater Detention Agreement of record in Instrument No. 20040908-0108434; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107415; Grant of Easement of record in Instrument No. 20000906-0088272; Agreement for Dedication of Easement, Water Mains and Appurtenances of record in Book 8197, page 288, Book 8358, page 91; Certificate of Resolution of record in Book 9432, page 789; all matters as set forth in Warranty Deed to Metropolitan Government of Nashville & Davidson County of record in Book 4584, page 201; Conveyance of Easement to Tennessee Telephone Company of record in Book 9661, page 919; all matters including but not limited to a TVA Easement on parent parcel as set forth in Declaration of Taking of record in Book 4446, page 423; Grant of Transmission Line Easement on parent parcel of record in Book 2338, page 466, Book 2336, page 532 and Book 4428, page 568; Deed of Conveyance for Sewer on parent parcel of record in Book 9988, page 793; Deed of Conveyance for Water Main on parent parcel of record in Book 9988, page 821; Right of Way to Cemetery on parent parcel of record in Book 1101, Page 457; Book 1115, Page 302; Drainage Easement to Metropolitan Government on parent parcel of record in Book 4717, Page 515; all matters as set forth on Judgment to State of Tennessee on parent parcel as set forth in Book 4535, page 351; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6481 Paddington Way, Antioch, TN 37013

Emily Smith, spouse of Collin H. Smith, joins in this conveyance to convey any marital interest she has in subject property to the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his 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, have 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 5th day of August, 2025.

Collin H Smith

Emily Smith

State of Tennessee

County of SHELBY

Personally appeared before me, Collin H Smith and Emily Smith, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th of August, 2025.

Notary Public
My Commission Expires: 11/13/2027

TANYCE A. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/13/2027
SHELBY COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00.

Affiant Signature

Subscribed and sworn to before me, this 5th day of August, 2025.

Notary Public
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 August 5, 2025.

J. Carlton Drumwright

August 5, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 5, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY