This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1319133 DEEDWARR
09/08/2025 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $434.75
20250908-0071343

State of Tennessee
County of _____

The actual consideration or value, whichever is greater for this transfer is: $117,500

Marcia Escobar
Affiant Signature

Subscribed and sworn to before me on this the 28 Day of August, 2025

Notary Public
My Commission expires 3/6/2029

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

NAME AND ADDRESS OF PROPERTY OWNER:
Ayman Eskander and Wael Shehata
2016 Oakland Run
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Ayman Eskander and Wael Shehata
2016 Oakland Run
Mt. Juliet, TN 37122

MAP AND PARCEL NUMBER: 16302007300

WARRANTY DEED
25NT01159

Effective the 28 Day of August, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

THE ELDEST SON, INC., A TENNESSEE CORPORATION

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ayman Eskander and Wael Shehata, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 120, Hickory Highland Place, Section 2, Phase 2, of record in Instrument No. 20010608-0060706, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to The Eldest Son, Inc., a Tennessee Corporation from Hickory Highlands, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 07/25/2025 and recorded 08/04/2025 in Instrument No. 20250804-0061532, Register's Office of said County.

Being the same property conveyed to Hickory Highlands, LLC, a Tennessee limited Liability Company from The Eldest Son, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 12/13/2022 and recorded 12/13/2022 in Instrument No. 20221215-0129807, Register's Office of said County.

Being part of the same property conveyed to The Eldest Son, LLC, a Tennessee limited liability company by Warranty Deed from Hickory Highlands, LLC, a Tennessee limited liability company, dated April 18, 2022, recorded on May 05, 2022, in Instrument No. 20220505-0052230, in the Register's Office of Davidson County, Tennessee; also, being part of the same property conveyed to Hickory Highlands, LLC, by Warranty Deed from Harding University, Inc., dated September 27, 1996, recorded on October 04, 1996, in Book 10216, Page 467 Register's Office for Davidson County, Tennessee.

This is an unimproved property commonly known as: 4544 Highland Ridge Drive, Antioch, TN 37013-2942

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of August, 2025

Abdulqader Omar, Sole Member, The Eldest Son, Inc

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Abdulqader Omar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of The Eldest Son, Inc., the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28 day of August, 2025.

Notary Public
My Commission expires: 3/6/2029

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/28/25 (date of document).

Affiant Signature

9/8/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8TH of SEPT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26