Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT3508 C0091

Karen Johnson
Batch # 1320201
09/09/2025 10 19 AM
Fees $13 00 Taxes $5,050 50

Davidson County
DEEDWARR
2 pgs

20250909-0071963

Name and Address of New Owner:
William F. Hawkins, III
106 ~~107~~ Lakewood Drive
La Vergne, TN 37086

Send Tax Bills To
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 150 00 0 037.00

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, **Sammy K. Said and wife, Marian Fangary**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William F. Hawkins, III,** "the Grantee," the following described real estate in Davidson County, Tennessee

Beginning at a nail set in a rock at a fence corner at the common corner of Lots 12 and 13 of Stonebridge 1st Revision and Lot 36 of Jamestown Estates Section 3, being the southeast corner of this property, thence S 80°38'31" W a distance of 12 23' to an iron pin found in concrete, thence S 81°07'38" W a distance of 61 37' to an old iron rod, thence S 81°08'27" W a distance of 57 89' to an iron pin found at a fence corner, thence N 82°40'37" W a distance of 50 90' to a concrete monument, thence N 85°02'10" W a distance of 332 99' to a 1" pipe in concrete, thence N 04°33'57" E a distance of 162 70' to an iron pin found at the corner of a stone wall, thence S 78°58'46" E a distance of 18 08' to an iron pin set at a cedar snag, thence N 08°36'35" E a distance of 281 63' to an iron pin found, thence N 06°47'41" E a distance of 298 58' to a fence corner at a split hickory, thence N 07°15'09" E a distance of 222 27' to an iron pin found, thence S 85°38'20" E a distance of 101.95' to an iron pin found, thence N 07°22'24" E a distance of 91 68' to an iron pin set, thence S 82°28'10" E a distance of 158 98' to an iron pin set, thence S 07°06'18" W a distance of 133 83' to an iron post in concrete, thence S 80°14'41" E a distance of 107 27' to an iron post in a stone pile, thence S 08°15'55" W a distance of 99 86' to an iron pin set at a 2" cedar sapling, thence S 82°40'34" E a distance of 134 14' to an iron pin found; thence S 06°54'38" W a distance of 72 88' to an iron pin found, thence S 07°04'54" W a distance of 64 93' to an iron pin found, thence S 06°53'27" W a distance of 119 82' to an iron pin found, thence S 07°03'22" W a distance of 192 98' to an iron pin found, thence S 07°01'51" W a distance of 236 48' to a point, thence S 13°05'38" W a distance of 84 78' to the point of beginning, having an area of 471826 square feet or 10 83 acres, more or less, according to a survey conducted by Elkins Surveying dated April 22, 2024.

Being part of the same property conveyed to Sammy K Said and Wife, Marian Fangary, by Quitclaim Deed from Magdi Hanna, of record in Instrument No 20210310-0031161, in the Register's Office of Davidson County, Tennessee, dated March 03, 2021, and recorded on March 10, 2021 , Further, being part of the same property conveyed to Sammy K Said and Wife, Marian Fangary, by Quitclaim Deed from Magdi Hanna, of record in Instrument No 20210310-0031162, in the Register's Office of Davidson County, Tennessee, dated March 03, 2021, and recorded on March 10, 2021 Further, being part of the same property conveyed to Sammy K Said and Wife, Marian Fangary, by Quitclaim Deed from Magdi Hanna, of record in Instrument No 20210310-0031163, in the Register's Office of Davidson County, Tennessee, dated March 03, 2021, and recorded on March 10, 2021 Further, being part of the same property conveyed to Sammy K. Said and Wife, Marian Fangary, by Quitclaim Deed from Magdi Hanna, of record in Instrument No 20210310-0031164, in the Register's Office of Davidson County, Tennessee, dated March 03, 2021, and recorded on March 10, 2021

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Unimproved property known as 3163 Anderson Road, Antioch, TN 37013

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 8 day of September, 2025.

_____(SEAL)
Sammy K. Said

Marian Fangary (SEAL)
Marian Fangary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of September, 2025, before me personally appeared Sammy K. Said and Marian Fangary, 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 8 day of September, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

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 $1,365,000.00, 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 Rutherford

Sworn to and subscribed before me this 8th day of September, 2025

_____
Notary Signature
My commission expires

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025