THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF ~~Tennessee~~ Kentucky** **COUNTY OF ~~Davidson~~ Warren** The actual consideration or value, whichever is greater, for this transfer is **$705,000.00.** **Affiant** Subscribed and sworn to before me, this **11th day of September, 2025** **Notary Public** **My commission expires:** 7/2/26

Karen Johnson Davidson County
Batch # 1326642 **DEEDWARR**
09/25/2025 08 18 13 AM 2 pgs
Fees $13 00 Taxes $2,608 50

20250925-0076358

SUSAN E. CORDOVA NOTARY PUBLIC STATE AT LARGE KENTUCKY COMMISSION # KYNP50707 Exp. 07/02/2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers:
Bernard Salameh **996 Wilkinson Trace Building C** **Bowling Green, KY 42103**	**Bernard Salameh** **996 Wilkinson Trace Building C** **Bowling Green, KY 42103**	**071-08-0-424.00** 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, **Matthew Fraser Stewart, a married man,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Bernard Salameh, a married 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. 1A on the Plan of Final Plat of Resubdivision of Lot 1, Walnut Grove Annex of record in Plat at Instrument No. 20190925-0097607, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.\r\n\r\nBeing the same property conveyed to Matthew Fraser Stewart by Warranty Deed from Rhythm Homes and Development, LLC, a Tennessee limited liability company of record in Instrument No. 20200810-0088834 Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on August 10, 2020.

Kady Lynne Stewart, spouse of Matthew Fraser Stewart, joins in this instrument for the purpose of conveying any marital interest.

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 500 Edwin Street, Nashville, TN 37207.

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 **11th day of September, 2025.**

Matthew Fraser Stewart
Matthew Fraser Stewart

Kady Lynne Stewart
Kady Lynne Stewart

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of September, 2025, before me personally appeared Matthew Fraser Stewart, 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 11th day of September, 2025.

Jacqueline G Brown
Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENN-SSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of September, 2025, before me personally appeared Kady Lynne Stewart, 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 September, 2025.

Notary Signature
My commission expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029