Karen Johnson Davidson County
Batch# 1332100 DEEDWARR
10/08/2025 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20251008-0080491

# WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Tri Star Title & Escrow, LLC 1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 1025-076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Safwat Nouh | Safwat Nouh | 149 02 0B 074.00 |
| (NAME) | (NAME) | |
| 2569 Carmine St. | 2569 Carmine St. | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville TN 37135 | Nolensville TN 37135 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 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, I/WE, **MICHELLE A MOOTRY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAFWAT NOUH, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Piccadilly Square, Phase 2, of record in Plat Book 6250, pages 92-94, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed by Special Warranty Deed from Federal National Mortgage Association to Michelle A. Mootry, unmarried, recorded June 6, 2002, as Instrument No. 20020606-0068734 in Davidson County, Tennessee Register of Deeds.

This conveyance is made subject to Covenants, conditions, easements and restrictions of record in Book 6236 Page 683 and as evidenced in Amendment recorded in Book 6295 Page 506, and as evidenced in Amendment recorded

in Book 6295 Page 520, and as evidenced in Amendment recorded in Book 6295 Page 534, and as evidenced in Amendment recorded in Book 6300 Page 409, and as evidenced in Amendment recorded in Book 6306 Page 833, and as evidenced in Amendment recorded in Book 6496 Page 100, and as evidenced in Amendment recorded in Book 6496 Page 107, and as evidenced in Amendment recorded in Book 6496 Page 114, and as evidenced in Amendment recorded in Book 6518 Page 184, and as evidenced in Amendment recorded in Book 6518 Page 190, and as evidenced in Document of Clarification recorded in Book 6830 Page 739., together with all and any subsequent documents of record pertinent thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Charter for Homes at Piccadilly Square Homeowners Association recorded in Instrument No. 6236 703; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 6186 Page 238; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 6251 Page 616; Easement for Utility/Municipality recorded in Book 6298 Page 491; Easement for Utility/Municipality recorded in Book 6530 Page 819; Easement for Utility/Municipality recorded in Book 6530 Page 823; Easement for Utility/Municipality recorded in Book 6846 Page 606; Easement for Utility/Municipality recorded in Book 6846 Page 653; Open Space Deed recorded in Book 6236 Page 680 and Corrected in Book 6295, page 503; Open Space Deed of Correction recorded in Book 6295 Page 503 and Corrected in Book 6236, page 680; Conveyance of Common Area recorded in Book 6496 Page 99; All matters shown on the plat of record in Plat Book 6250, Page 92-94; and to any and all matters shown on said plat and survey of record in Plat Book 5200, Page 720-722; all of said Register's Office.

unimproved ☐

This is improved ☑ property, known as 804 Bishopsgate Rd., Antioch, TN 37013

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 our hands this 8 day of October, 2025.

Michelle A Mootry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of October, 2025, before me personally appeared Michelle A Mootry, 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 (or person's) free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 8 day of October, 2025.

Notary Public
My Commission Expires: 10/17/2026

ILISA SHARON STILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires October 17, 2026

**Certification of Recorded Documents**

I, Channing Miles, 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 October 8, 2025.

(AFFIANT) – Channing Miles

10/08/2025
Date

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me this 8th day of October, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY