Name and Address of New Owner:
Abouelkhir Helmy Shalaby and Samia Hennes
543 Sunflower Drive, Smyrna, TN 37167

Send Tax Bills To:
Abouelkhir Helmy Shalaby and Samia Hennes
543 Sunflower Drive, Smyrna, TN 37167

This Instrument Prepared By:
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 044-11-0-033.00

Karen Johnson Davidson County
Batch# 1346494 DEEDWARR
11/14/2025 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20251114-0091112

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, **Build-Eng Corp., a New York Corporation,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Abouelkhir Helmy Shalaby and Samia Hennes, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 137 of Sections "A" and "A-1" on the Plan of E.I Dupont de Nemours and Company's Subdivision/Village of Old Hickory, as of record in Book 1424, page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description, but specifically excluded from this conveyance is the following:

A tract of land situated on the left descending bank of the Cumberland River, in River Vista Subdivision, in Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the line of the lands now or formerly of Orville R. and Hallie B. Halliburton, said point being North 71 degrees 37 minutes West, 99.6 feet, North 67 degrees 42 minutes West, 188.9 feet and North 52 degrees 11 minutes West, 40 feet from the most westerly corner of Lot No. 20 in River Vista Subdivision; thence from the point of beginning and severing the lands of the subject owner, North 69 degrees 55 minutes West, 87 feet to a point in the line of the lands now or formerly of L.L. and Lucille Barrett; thence along said Barrett line, North 22 degrees 00 minutes West, 58 feet to a corner common to the lands of said Barrett and the lands of Orville R. and Hattie B. Halliburton; thence along said Halliburton line, South 52 degrees 11 minutes East, 134 feet to the point of beginning, containing four hundreths (0.04) of an acre, more or less.

Being the same property conveyed to Build-Eng Corp by Warranty Deed from Tyler Anton, an unmarried man of record in Instrument No. 20190122-0005711 Register's Office for Davidson County, Tennessee, dated January 07, 2019 and recorded on January 22, 2019.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 5th day of November, 2025.

Build-Eng Corp., a New York Corporation

By: _____ (SEAL)
Carly Woodring, Authorized Signer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Bethany Shipley, Notary Public of the state and county mentioned, personally appeared Carly Woodring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Build-Eng Corp., the within named bargainor, a Corporation, and that such Carly Woodring, Authorized Signer on behalf of Build-Eng Corp. as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Signer.

Witness my hand and seal, at office in Murfreesboro TN this 5th day of November, 2025.

_____
Notary Signature

Printed Name: Bethany Shipley

My commission expires: 05/24/2028

BETHANY SHIPLEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/24/2028 SUMNER COUNTY

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 $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

BETHANY SHIPLEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/24/2028 SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 5th day of November, 2025.

_____
Notary Signature
My commission expires: 05/24/2028

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 11/5/2025 (date of document).

Affiant Signature

11/5/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY