Karen Johnson Davidson County
Batch# 1347058 DEEDWARR
11/17/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20251117-0091460

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-25-2772

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Lindsay T. DePeder
Affiant

SHEILA K. REBURN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Subscribed and sworn to before me, this 14th day of November, 2025.

Sheila K Reburn
Notary Public
My Commission Expires: 12-2-28

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Dousman Group, LLC	New Owner	175-08-0-035.00
8109 Hilldale Dr		
Brentwood TN 37027		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Samoel H. Dous and Niveen Meleka, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Dousman Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Hickory Woods, Section A (erroneously referenced in prior deed as Section B), of record in Book 6900, Page 511, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samoel H. Dous and Niveen Meleka, husband and wife, by Warranty Deed from Shehata Gergies, married, dated May 16, 2016, and recorded on May 19, 2016, of record in Instrument No. 20160519-0080048, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Niveen Meleka and Niveen Abdelmalak Meleka is one and the same person. Samoel H. Dous and Samoel Hefzy Dous is one and the same person.

This property is __X__ Improved or ____ Unimproved property known as 3921 Rock Creek Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14th day of November, 2025.

Samoel H Dous

Samoel H. Dous

Niveen Meleka

Niveen Meleka

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Samoel H. Dous and Niveen Meleka with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Murfreesboro, TN, this 14th day of November, 2025.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public at Large
My Commission Expires: 12/3/28

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 11-14-25 (date of document)

Affiant Signature

11-17-25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 17th day of Nov, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY