THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052480

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $374,900 00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2025

Notary Public
My Commission Expires _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2026

Karen Johnson
Batch # 1350026
11/24/2025 10 41 15 AM
Fees $13 00 Taxes $1,387 13

Davidson County
DEEDWARR
2 pgs

20251124-0093551

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information
Peter Bishay 125 Robert Yoest Drive Antioch TN 37013	New Owner	Tax Parcel ID No 162-06-0-383 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rialto Property Development LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter Bishay, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Lot(s) 64, as shown on the map entitled Bess Estates Section II, of record in Plat Book 4675, page 5, amended in Book 4935, page 289, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to RIALTO PROPERTY DEVELOPMENT, LLC, by deed from SETH STEWART, of record in Instrument No 20171025-0109189, dated October 5, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 162-06-0-383 00

Matters shown on the Plan of record in Plat Book 4675, page 5 amended in Book 4935, page 289, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4868, page 132, said Register's Office

This is improved property located at 125 Robert Yoest Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2025

Rialto Property Development LLC

By Seth A. Stewart, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Seth A Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Rialto Property Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such sole member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid sole member.

Witness my hand, at office, this 20th day of November, 2025

Notary Public

My Commission Expires _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPT 3, 2029