Karen Johnson Davidson County
Batch# 1353163 DEEDWARR
12/03/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251203-0095860

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $415,000.00.

Affiant

Subscribed and sworn before me this the 26th day of November, 2025.

Notary Public
My commission expires:

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shadi Shehata 1109 Alcove Way Antioch, TN 37013	Shadi Shehata 1109 Alcove Way Antioch, TN 37013	164-07-0B 040.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BASEM YACOUB, A SINGLE MAN, AND SHADI SHEHATA, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 40 on the Final Plat for Providence Arbours, of record in Instrument No. 20220708-0078998, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Midtown Realty, LLC, a Tennessee Limited Liability Company, by deed dated 04/12/2024, from Progressive Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240415-0026732, Register's Office for said County.

Also being a portion of the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, by deed dated 08/29/2023, from Midtown Realty, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230830-0067835, Register's Office for said County.

Also being a portion of the same property conveyed to Midtown Realty, LLC, a Tennessee Limited Liability Company, by deed dated 06/15/2023, from Progressive Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230616-0045980, Register's Office for said County.

Also being a portion of the same property conveyed to Progressive Development, LLC, a Tennessee Limited Liability Company, by deed dated 12/04/2017, from Bradley Kincaid, III, and wife, Kristin Crawford Kincaid, of record in Instrument No. 20171205-0124096, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1109 Alcove Way, 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/or 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 successors, 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 the 26th day of November, 2025.

Midtown Realty, LLC

BY: Harold Johnson, Member

STATE OF TN
COUNTY OF Davidson

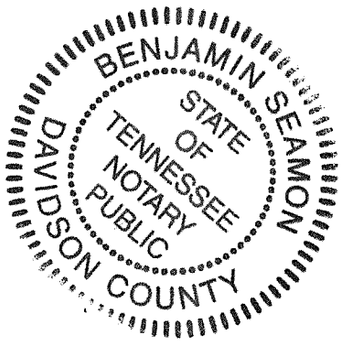
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, Midtown Realty, LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such member.

Witness my hand and official seal this 26th day of November, 2025.

My Commission Expires:

9-7-26

Notary Public



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 26, 2025.

J. Carlton Drumwright

November 26, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 26, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY