Karen Johnson Davidson County
Batch# 1354676 DEEDWARR
12/05/2025 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20251205-0096970

WARRANTY DEED

SHAWN D PERRY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES APRIL 21, 2028

2025-05-2903

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3 day of December, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ezzat Shehata and Emad Shehata 805 Coronation Drive Nashville, TN 37013	NEW OWNER	Map/Parcel 164-03-0D-118.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Travis Carpenter and Samantha Scott, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Ezzat Shehata, an unmarried man, and Emad Shehata, an unmarried man,** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 118 Phase 1, on the Plan of Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and , Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument No. 20210114-0006145 and amended in Instrument No. 20210119-0008158 and Ratification and Adoption of Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restriction for Hamilton Church Manor Townhouses of record in Instrument No. 20210826-0115250 corrected in Instrument No. 20210827-0115886, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D2". Reference is hereby made to the Plan of Hamilton Church Manor Townhouses, shown on Exhibit "B-2" to the First Amendment to the Declarations of record in Instrument No. 20210119-0008158, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Travis Carpenter and Samantha Scott by Special Deed from Century Communities of TN, LLC, Delaware limited liability company of record in Instrument No. 20220103-0000527 Register's Office for Davidson County, Tennessee, dated December 31, 2021 and recorded on January 03, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 are a lien and are now due and payable, and subsequent taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 805 Coronation Drive, Nashville, 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 GRANTEE, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the _____ day December, 2025.

Travis Carpenter

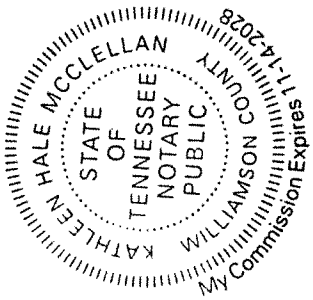
Samantha Scott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of December, 2025, before me personally appeared Travis Carpenter and Samantha Scott, 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's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of December, 2025.

Notary Signature
My commission expires:



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 December 3, 2025.

J. Carlton Drumwright

December 3, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 3, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY