(1)

Return To
TRI STAR TITLE & ESCROW LLC
1535 W NORTHFIELD BLVD UNIT 16
MURFREESBORO, TN 37129

RECORD AND ~~RETURN TO~~:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-35586-25

WARRANTY DEED

MALEIA BETH GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of Dec., 2025

NOTARY PUBLIC

My commission expires: 01/16/29

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dalia Lobous & Sameh Eskander 1517 Rockglade Run Antioch, TN 37013	Same address as new owner	164-07-0A-050-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($ 415,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Christopher Dixon and Roella McKnight, husband and wife**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Sameh Eskander and Dalia Lobous , married to each other** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 50 on the Plan of Final Plat, Section One, Harvest Grove "Formerly Tillman Cluster Lot Subdivision", of record in Instrument #20060726-0090037, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher Dixon and Roella McKnight, husband and wife, from Ole South Properties, Inc., a Tennessee corporation, by Warranty Deed dated August 7, 2015 and recorded August 12, 2015 in Instrument #20150812-0080584, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 1517 Rockglade Run, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 1363067 DEEDWARR
12/30/2025 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251230-0103785

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17th day of December, 2025

GRANTOR(S)

Christopher Dixon

Roella McKnight

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Christopher Dixon and Roella McKnight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of December 2025.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 4-25-2029

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **12/22/2025**.

Name: **Sheri Morgan**
Title: **President**
Date **12/23/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **12/23/2025.**

Notary Public: **Lindsay W. Walker**
My Commission Expires: **01/21/2029**
Commission #: **na**

