WARRANTY DEED

Karen Johnson Davidson County
Batch# 1369401 DEEDWARR
01/13/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260113-0003106

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

SalehShehata
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1500 Medical Center Parkway, Ste: 16 3rd Floor, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Saleh S. Shehata	Pinnacle Bank, a Tennessee Bank	Parcel ID: 163 02 0 030.00
(NAME) 4420 Winton Dr.	(NAME) 21 Platform Way S, Ste. 2300	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Yang Li, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Saleh S. Shehata, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Hickory Highland Place, Section Two, Phase One, of record in Instrument No. 199912230306510, and No. 199912230306511, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being the same property conveyed to Yang Li, a married man from Nationstar Mortgage LLC by Special Warranty Deed dated August 27, 2012 and recorded on September 10, 2012 in Instrument No. 20120910-0081848, Register's Office of Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4420 Winton Dr., 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 and assigns forever; and we do covenant with the said Grantees that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 9th day of January, 2026.

Yang Li

STATE OF Vermont

COUNTY OF Orleans

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Yang Li, a married person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of January, 2026.

Lori Strauss
Notary Public

My Commission Expires: 01/31/2027

(SEAL)

NOTARY PUBLIC STATE OF VERMONT
LORI STRAUSS
COMMISSION NO. 157.0014663

Certificate of Authenticity

I, Lacey Chumley, 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

January 9, 2026.

Date

Lacey Chumley

Affiant Signature

January 13, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of January, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON