Karen Johnson Davidson County
Batch# 1373217 DEEDWARR
01/29/2026 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260129-0006149

WARRANTY DEED

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

BG-SRN-25-5165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$300,000.00~~ 350,000 [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/26/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melad Ghepreial and Neveen Youssif	ARC Home LLC	
(NAME) **5165 Pebble Creek Dr**	(NAME) 224 Strawbridge Dr. #200	**149-07-0B-012.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Moorestown, NJ 08057	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA DANIEL, AN UNMARRIED WOMAN AND MICHAEL A. PEDRO, A SINGLE MAN AND MATTHEW D. DANIEL, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELAD GHEPREIAL AND NEVEEN YOUSSIF, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 112 on the Final Plat of Canyon Ridge, Phase One, of record in Plat Book 9700, Page 805 and amended in Instrument 20031006-0146727, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Barbara Daniel by Warranty Deed from T.F. Homes, LLC of record in Instrument No. 20050728-0088387 Register's Office for Davidson County, Tennessee, dated July 18, 2005 and recorded on July 28, 2005.

Being the same property conveyed to Barbara Daniel, Michael A. Pedro and Matthew D. Daniel by Quit Claim Deed from Barbara Daniel of record in Instrument No. 20250912-0073109 Register's Office for Davidson County, Tennessee, dated September 11, 2025 and recorded on September 12, 2025.

Deed of Record in Instrument No. 20250912-0073109 contained a typographical error and referenced the subject property as Lot. No.122 while it is in fact Lot No. 112. This conveyance from the same Grantor will cure this defect.

This conveyance is subject to:
• Taxes for the year 2026 and subsequent years, a lien not yet due and payable.

• Subject to all matters shown on the Plan of record in Plat Book 9700, Page 805 amended in Plat of record in Instrument No. 20031006-0146727, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20031002-0145846, amended by Instrument No. 20031218-0180508 and Instrument No. 20041008-0121636, all in the Register's Office for Davidson County, Tennessee.
• Charter for Canyon Ridge Homeowner's Association of record in Instrument Number 20041006-0120674, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed to Canyon Ridge Owner's Association of record in Instrument Number 20041008-0121637, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20030115-0006324, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5165 Pebble Creek Dr, Antioch, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 16th DAY OF JANUARY, 2026.

Barbara Daniel

Michael A. Pedro by Barbara Daniel, Attorney in Fact

Matthew D. Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of January, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Daniel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL A. PEDRO and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL A. PEDRO.

Witness my hand and official seal, this the 16th of January, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW D. DANIEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 January 16, 2026.

J. Carlton Drumwright

January 16, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 16, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY