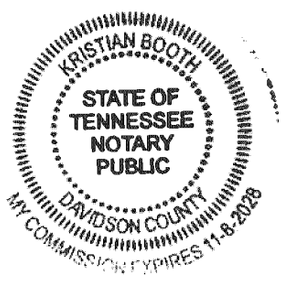
Karen Johnson Davidson County
Batch# 1375625 DEEDWARR
02/04/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260204-0007715

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Sarah Hazlewood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2026.

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 11-8-28
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-2017

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Salama Youssef and Elham Bakhit | Southern Bancorp Bank | 150-12-0B-212.00-CO |
| (NAME) | (NAME) | |
| 5005 Mooregate Dr | 601 Main St. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | Arkadelphia AR 71923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifteen Thousand And No/100 Dollars ($415,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHUBO QIN, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SALAMA YOUSSEF AND ELHAM BAKHIT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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. 212 on the Plan of Final Plat of Section 2, Kensal Green, a Residential P.U.D. Sudivision of record in Plat at Instrument No. 20180313-0023861, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shubo Qin, married by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20181002-0097596 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 02, 2018.

**Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable

unimproved ☐
This is improved ☑ property, known as 5005 Mooregate Dr, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of January, 2026.

Shubo Qin

Shubo Qin

Yucui Liu joins this conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

Yucui Liu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of January, 2026, before me personally appeared Shubo Qin and Yucui Liu, 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 (or person's) free act and deed.

Katie Lee Rice
Notary Public

My Commission Expires: 7/24/29



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 23, 2026

Affiant Signature

30th day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

