Karen Johnson Davidson County
Batch# 1379030 DEEDWARR
02/11/2026 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $934.25
20260211-0010520

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2026.

Notary Public

COMMISSION EXPIRES: 11/2/26

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beshoy Gerges	US BANK, N.A.	149-09-0-101
(NAME)	(NAME)	
234 Robert Gwynee Drive	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	Owensboro, KY 42304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Rosemary M. Dewilde, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beshoy Gerges, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 34 on the Plan of Barclay Square, Section 1, of record in Plat Book 4460, page 141, Register's Office for said County.
Said Lot 34 fronts 54.78 feet on the northeasterly margin of Manatee Court and extends back 178.73 feet on the northwesterly line and 214.88 feet on the southeasterly line to a line on the rear which is a broken line on which it measures 114.05 feet.

Being the same property conveyed to RICHARD P, DeWILDE AND WIFE, ROSEMARY DeWILDE, by Warranty Deed from RANDALL PHILLIPS BUILDERS, INC., of record in Book 4829, page 451, dated June 26, 1974, recorded June 27, 1974, Register's Office Davidson County, Tennessee. RICHARD P. DeWILDE AND ROSEMARY DeWILDE having since divorced by case entitled, Richard Paul De Wilde v. Rosemary Mattingly De Wilde, Docket No. 91D-1912 in the Fourth Circuit Court of Davidson County, Tennessee. Being the same property conveyed to ROSEMARY M. DEWILDE by Quitclaim Deed from Deed from RICHARD PAUL DEWILDE of record in Book 8977, Page 878, dated March 19, 1993, recorded June 10, 1993, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 228 Manatee Court (House Number) (Street) | (P.O. Address) | Antioch, TN (City or Town) | 37013 (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, successors 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, successors 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 February, 2026.

Rosemary M. Dewilde

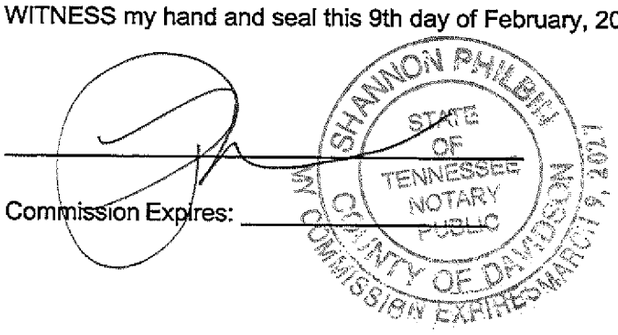
Rosemary M. Dewilde

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Rosemary M. Dewilde, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 9th day of February, 2026.



Commission Expires: _____

Certification of Recorded Documents

I, Karen Suggs, 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 February 9, 2026.

(AFFIANT) – Karen Suggs

02/09/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 9th day of February, 2026.

My commission expires: 7/7/27

Notary Public

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.