This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1395269 DEEDWARR
03/20/2026 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20260320-0022170

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $115,000

Affiant Signature

Subscribed and sworn to before me on this the 13th Day of March, 2026

Notary Public

My Commission expires 3/22/29

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NAME AND ADDRESS OF PROPERTY OWNER:
Girgis Beshay and Youstina Farag
4425 Florence Road,
Murfreesboro, TN 37129

SEND TAX BILLS TO:
Girgis Beshay and Youstina Farag
4425 Florence Road,
Murfreesboro, TN 37129

MAP AND PARCEL NUMBER: 164-08-0A-040.00

WARRANTY DEED
26NT00507

Effective the 13 Day of March, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Johanna Coronado, married.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Girgis Beshay and Youstina Farag, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Final Plat of Final Plat of Section One, Hallmark a Cluster Lot Subdivision of record in Plat at Instrument No. 200500315-0028142, 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 Johanna Coronado, married by Warranty Deed from Khammany Thammavong, married and Kongchay Thammavong, married as recorded 06/10/2019 in Book NA at Page NA as Document 20190610-0055587.

Commonly Known As: 4108 Park Trail Pt, Antioch, TN 37013-1572

Tax ID: 164-08-0A-040.00

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 13 day of March, 2026

Johanna Coronado

State of Tennessee)
County of Williamson)

On this 13 day of March, 2026, before me, a Notary Public in and for said County, personally appeared **Johanna Coronado** , to me known to be the same person described herein and who executed the within instrument who acknowledged the same to be their free act and deed.

Witness my hand and official seal at office, this 13 day of March, 2026.

Notary Public

My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 3/13/26 (date of document).

Affiant Signature

3/13/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL