AFTER RECORDING RETURN TO:
AmTrust North America, Inc.
800 Superior Avenue E.
Cleveland, OH 44114
File No. NTN-1428614

Karen Johnson Davidson County
Batch# 1416844 DEEDWARR
05/06/2026 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20260506-0040934

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: **05201001200**

WARRANTY DEED

THIS INDENTURE made and entered into on this 30 day of April, 2026, by and between **Donald Baydoun, married, joined in execution by his spouse, Lindsey Baydoun,** residing at 337 Harris Street, Nashville, TN 37115, hereinafter referred to as Grantor(s) and **Leah Shilts, A Single Woman,** residing at 337 Harris Street, Nashville, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Ninety Nine Thousand Nine Hundred Ninety Nine and 00/100 Dollars ($299,999.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, BEING LOT NO. 17 on the plan of Block "C", CRITTENDEN ESTATES as shown by plat of record in Plat Book 974, Page 69, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Property commonly known as: 337 Harris Street, Nashville, TN 37115

Being the same property conveyed to **Donald Baydoun** from Henry Ford Keller, Jr., an unmarried person in a Warranty Deed dated 06/12/2019 and recorded 06/17/2019 under Instrument No. 20190617-0058075 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that

he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Donald Baydoun

Lindsey Baydoun

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Donald Baydoun and Lindsey Baydoun**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in **Davidson County, TN**, this 30 day of April, 20 26.

Notary Public

My Commission expires: 8-8-2027

No title exam performed by the preparer. Legal description and party's names provided by the party.

Killee Thornton
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **299,999.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Meghan Napoli

STATE OF Missouri
COUNTY OF St. Charles

Sworn to before me this **30th** day of **April**, **2026**.

Notary Public
My Commission Expires:

JOANN KARN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 23, 2027
ST. CHARLES COUNTY
COMMISSION #06434762

Name and address for person(s) responsible for taxes:

Leah Shilts
337 Harris Street
Nashville, TN 37115

Name and address of property owner:

Leah Shilts
337 Harris Street
Nashville, TN 37115

Tennessee Certification of Electronic Document

I, ___**Meghan Napoli**_____, do herby 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 4/30/26 (date of document).

Affiant Signature

4/30/26

Date

State of **Missouri**

County of ~~St. Louis~~ MN St. Charles

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

JOANN KARN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 23, 2027
ST. CHARLES COUNTY
COMMISSION #06434762

Notary's Signature

MY COMMISSION EXPIRES: June 23, 2027

NOTARY'S SEAL: