This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1419927 DEEDWARR
05/13/2026 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260513-0043132

ADDRESS NEW OWNER:

Matta Khalil
7613 Gunner Landing Dr
Antioch, Tennessee 37013

SEND TAX BILL TO:

Matta Khalil
7613 Gunner Landing Dr
Antioch, Tennessee
37013

MAP & PARCEL:

MAP **176**
GROUP **06 0A**
PARCEL **110.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Mitch Kinder Development, LLC, a Missouri limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Matta Khalil and Madona Khalil, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL LOT NO. 110 ON THE PLAN OF FINAL SUBDIVISION PLAT, HERITAGE LANDING-PHASE 2 OF INSTRUMENT NUMBER 202104090047646, 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 Mitch Kinder Development LLC by Substitute Trustee's Deed from Nestor Solutions of Tennessee, LLC, as Substitute Trustee for Ark Title Group, LLC, Trustee, dated January 28, 2026 and filed of record February 23, 2026 as Instrument No. 20260223-0014214, Register's Office for Sumner County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.

This is improved property known as **7613 Gunner Landing Dr, Antioch, Tennessee 37013**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Matta Khalil and Madona Khalil, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 the 12th day of May, 2026 .

Mitch Kinder Development, LLC, a Missouri limited liability company

By: Mitch Kinder, MANAGING MEMBER

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mitch Kinder, MANAGING MEMBER** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Mitch Kinder, MANAGING MEMBER** of **Mitch Kinder Development, LLC, a Missouri limited liability company,** the within named bargainor, a Missouri Limited Liability Company, and that he as such MANAGING MEMBER, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Missouri Limited Liability Company as such MANAGING MEMBER.

WITNESS my hand and official seal at office this 12th day of May, 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee) Davidson
COUNTY OF ~~Williamson~~)

The actual value ~~or~~ consideration, whichever is greater, for this transfer is $415,000.00 .

AFFIANT

Subscribed and sworn to before me on this 12th day of May, 2026.

NOTARY PUBLIC
My Commission Expires:

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

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 May 12, 2026.

J. Carlton Drumwright

May 12, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 12, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY