Karen Johnson Davidson County
Batch# 1421968 DEEDWARR
05/19/2026 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $3,626.00
20260519-0044748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$980,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 8TH DAY OF MAY, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-22-30

COURTNEY JARBEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 250326

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Hunter Moore and Chelsea Gunn 4112 Saunders Avenue Nashville, TN 37216	Northpointe Bank 33333 Deposit Dr. NE Grand Rapids, MI 49512	061 10 0 135.00

For and in consideration of the sum of Nine Hundred Eighty Thousand And 0/100 ($980,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

MHRT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

HUNTER MOORE AND CHELSEA MARIE GUNN,
AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 31 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page (S) 77 and 78, 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 MHRT Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Mayyadah Alwiswasee and Hussein Alnuaimi, wife and husband, dated May 16, 2025 and recorded on May 19, 2025, in Instrument No. 20250519-0039134, in the Register's Office of Davidson County, Tennessee; and also being the same property conveyed to Mayyadah Alwiswasee and Hussein Alnuaimi, wife and husband, by Quitclaim Deed from MHRT Group, LLC, a Tennessee limited liability company, dated May 16, 2025 and recorded on May 19, 2025, in Instrument No. 20250519-0039132, in the Register's Office of Davidson County, Tennessee; and also being the same property conveyed to MHRT Group, LLC, a Tennessee limited liability company, by Quitclaim Deed from Mayyadah Alwiswasee, married, dated February 23, 2023 and recorded on March 13, 2023, in Instrument No. 20230313-0017945, in the Register's Office of Davidson County, Tennessee; and also being the same property conveyed to Mayyadah Alwiswasee, married, by Quitclaim Deed from Hussein Alnuaimi, married, dated March 16, 2022, and recorded on March 24, 2022, in Instrument No. 20220324-0034217, in the Register's Office of Davidson County, Tennessee; and also being the same property conveyed to Hussein Alnuaimi, by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, dated December 28, 2021 and recorded on January 18, 2022, in Instrument No. 20220118-0006498, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 4112 Saunders Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR MHRT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY to HUNTER MOORE AND CHELSEA GUNN FOR THE TRANSFER OF PROPERTY LOCATED AT 4112 SAUNDERS AVENUE, NASHVILLE, TN 37216.]

Witness our/my hand on the 8th day of May, 2026.

MHRT Group LLC, a Tennessee limited liability company

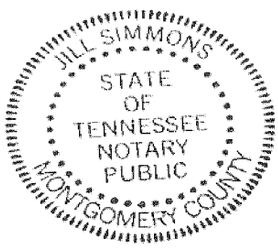
BY: _____
Mayyadah Alwiswasee, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Mayyadah Alwiswasee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of MHRT Group,. LLC, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of MHRT Group, LLC by himself/herself as Sole Member.

Witness my hand and official seal this 7th day of May, 2026.

_____
Notary Public
My Commission Expires: 1-14-2027



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 May 8. 2026

Affiant Signature

18th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605190044748