BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554477

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $324,341.00.

Affiant

Subscribed and sworn to before me, this 21st day of May, 2026.

Notary Public
My Commission Expires: 02/03/2030

M.R. SCHODROSKI NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON MY COMM. EXPIRES 02/03/2030

Karen Johnson Davidson County
Batch # 1425089 DEEDWARR
05/26/2026 01:05:25 PM 3 pgs
Fees: $18.00 Taxes: $1,200.06
20260526-0047623

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mohamed M. Desouki and Mayar M. Desouki 1345 Bell Road, Unit 412 Antioch TN 37013	Mohamed M. Desouki 8965 Connemara Lane Clarence Center, NY 14032	Tax Parcel ID No. 162-12-0B-055.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn B. Stamey and Thomas J. Buttery, Jr., and Ashley B. Hunt** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mohamed M. Desouki, unmarried man, and Mayar M. Desouki, unmarried woman, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 19C of Tract II on the Final Plat of VILLAS AT BELLE PARKE, PHASE II, a horizontal property regime, as established by the Master Deed and By-Laws of record in Instrument No. 20020911-0110959; as amended in Instrument No. 20021025-0130922; Instrument No. 20030515-0066792; and Instrument No. 20040218-0018915, and as shown on the plan of record in Plat Instrument No. 20020722-0087814, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to THOMAS J. BUTTERY, by deed from ADAM LEE PRYOR, of record in Instrument No. 20180222-0017104, dated February 20, 2018, said Register's Office.

THOMAS J. BUTTERY SR. conveyed to KATHRYN B. STAMEY, THOMAS J. BUTTERY, JR. AND ASHLEY B. HUNT by quitclaim deed in Instrument No. 20251204-0096191, dated December 1, 2025, corrected by Scrivener's Affidavit of record in Instrument No. 20251229-0102750, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 162-12-0B-055.00 CO.

Matters shown on the Plan of record in Instrument No. 20020722-0087814, said Register's Office.

Master Deed of record in Instrument No. 20020911-0110959, Instrument No. 20030515-0066792, Instrument No. 20021025-0130922 and Instrument No. 20040218-0018915, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20020320-0034488, said Register's Office.

Easement(s) to Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050095, said Register's Office.

This is improved property located at 1345 Bell Road, Unit 412 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2026.

Kathryn B. Stamey

Ashley B. Hunt

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathryn B. Stamey and and Ashley B. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2026.

Notary Public

My Commission Expires: 1.16.29

DONNA R. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2026.

Thomas J. Buttery, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas J. Buttery, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030