Karen Johnson Davidson County
Batch# 1425220 DEEDWARR
05/26/2026 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20260526-0047775

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-26-3011

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

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

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 6/22/26

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Kamal Kamel	NewCastle Home Loans, LLC	176-01-0B-017.00-CO
188 Sophie Drive	171 North Aberdeen Street, Ste 400	
Antioch, TN 37013	Chicago, IL 60607	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bounphet Banxahack and Bouavone Banxahack, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kamal Kamel, a married man**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Maxwell Place P.U.D. of record in Instrument No: 20050418-0042714 as corrected in Instrument No: 20050614-0067855, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bounphet Banxahack and Bouavone Banxahack, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20071004-0118627 Register's Office for Davidson County, Tennessee, dated September 28, 2007 and recorded on October 04, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved known as 188 Sophie Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

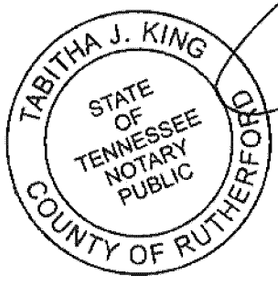
WITNESS my hand this 21st day of May, 2026.

Bouavone Banxahack

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bouavone Banxahack with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Murfreesboro, TN, this 21st day of May, 2026.



Notary Public at Large
My Commission Expires: 12/2/28

WITNESS my hand this 21st day of May, 2026.

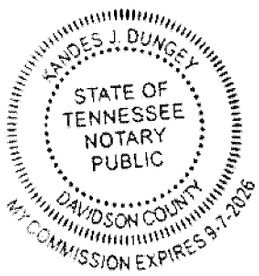
Bounphet Banxahack

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bounphet Banxahack with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Hendersonville, TN, this 21st day of May, 2026.

Notary Public at Large
My Commission Expires: 09/07/2026



Tennessee Certification of Electronic Document

I, Melanie Harper, 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 5/21/26 (date of document).

Affiant Signature

5/22/26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 22 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/28

NOTARY'S SEAL

KATELYN SENG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD