(3)

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8863-TM

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1426321 DEEDWARR
05/28/2026 09:59:17 AM 5 pgs
Fees: $28.00 Taxes: $1,165.50
20260528-0048335

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Administrator
Affiant

Subscribed and sworn to before me, this the 22nd day of ~~May~~, 2026.

See attached FL Jurat (1102)

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mohamed Desouki 1345 Bell Road Antioch, TN 37013	New Owner (2) Bank of Tennessee 301 E. Carter St. Kingsport, TN 37660	162 12 0B 071.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Garreth Todd Gutierrez, Administrator of the Estate of Robert Mario Gutierrez and Garreth Todd Gutierrez, a single man, individually** (individually and/or collectively, "Grantor"), transfer and convey unto **Mohamed Desouki** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 15C, Phase II, together with the appurtenant interest in the common elements of VILLAS AT BELLE PARKE, a horizontal property regime established by Master Deed of record as Instrument No. 20020911-0110959, and amended as Instrument Nos. 20021025-0130922, 20030515-0066792, and 20040218-0018915, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat attached as Exhibit "A" to the aforementioned Master Deed amendment of record as Instrument No. 20040218-0018915, said Register's Office.

Being the same property conveyed to Robert Gutierrez, an unmarried man, by Warranty Deed from Cameron Hunt, a married man, Joseph Harwell, a married man and Chad Stuart Troup, a married man, as joint tenants with right of survivorship, of record in Instrument No. 20190723-0071879, in the Register's Office of Davidson County, Tennessee, dated July 22, 2019, and recorded on July 23, 2019. Robert Gutierrez died on or around November 02, 2025, intestate. See Docket No. 26P53, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property located at: **1345 Bell Road, #444, Antioch, TN 37013**.

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 22nd day of May, 2026

GRANTOR:

Estate of Robert Mario Gutierrez

By: _____, Administrator
Garreth Todd Gutierrez, Administrator

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Garreth Todd Gutierrez, Administrator of the Estate of Robert Mario Gutierrez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of May, 2026.

See attached FL acknowledgement

_____
Notary Public
My Commission expires: _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2026

GRANTOR:

_____
Garreth Todd Gutierrez

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Garreth Todd Gutierrez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of May, 2026.

_____
Notary Public
My Commission expires: _____

See attached FL acknowledgement

FLORIDA INDIVIDUAL ACKNOWLEDGEMENT
FS 117.05(13)

State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me by means of

☑ **Physical Presence,**

This **22nd** day of **May,** **2026**, by

Garreth Todd Gutierrez, Administrator
Name of Person(s) Acknowledging

Signature of Notary Public — State of Florida

NATALIE BOSCH
Notary Public-State of Florida
Commission # HH 622423
My Commission Expires
January 19, 2029

Place Notary Seal Stamp Above

Natalie Bosch
Name of Notary Typed, Printed or Stamped

☑ **Produced Identification**

Type of Identification Produced: **State of FL**

Driver's License

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: **WARRANTY DEED**

Date: **May 22, 2026**

Number of Pages: **5 Including Acknowledgement**

Signer(s) Other Than Named Above: **N/A**

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FLORIDA INDIVIDUAL ACKNOWLEDGEMENT
FS 117.05(13)

State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me by means of

■ **Physical Presence,**

This **22nd** day of **May,** **2026**, by

Garreth Todd Gutierrez
Name of Person(s) Acknowledging

Signature of Notary Public — State of Florida

NATALIE BOSCH
Notary Public-State of Florida
Commission # HH 622423
My Commission Expires
January 19, 2029

Place Notary Seal Stamp Above

Natalie Bosch
Name of Notary Typed, Printed or Stamped

■ **Produced Identification**

Type of Identification Produced: **State of FL**

Driver's License

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: **WARRANTY DEED**

Date: **May 22, 2026** Number of Pages: **5** **Including Acknowledgement**

Signer(s) Other Than Named Above: **N/A**

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FLORIDA JURAT
FS 117.05(13)

State of Florida

County of St. Johns

Sworn to (or affirmed) and subscribed before me by means of

☑ **Physical Presence,**

This **22nd** day of **May,** **2026**, by

Garreth Todd Gutierrez, Administrator
Name of Person(s) Swearing or Affirming

Signature of Notary Public — State of Florida

Natalie Bosch
Name of Notary Typed, Printed or Stamped

NATALIE BOSCH
Notary Public-State of Florida
Commission # HH 622423
My Commission Expires
January 19, 2029

Place Notary Seal Stamp Above

☑ **Produced Identification**

Type of Identification Produced: **State of FL Driver's License**

OPTIONAL

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Title or Type of Document: **WARRANTY DEED**

Date: **May 22, 2026**

Number of Pages: 5 **Including Jurat**

Signer(s) Other Than Named Above: **N/A**

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