Karen Johnson Davidson County
Batch# 1427456 DEEDWARR
06/03/2026 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260603-0049853

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0193

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Safwat Falamon	New Owner	Map: 150-02-0-270.00
(NAME) 3000 High Rigger Dr	(NAME) 3000 High Rigger Dr	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($405,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CORNERSTONE HOMES OF TN, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAFWAT FALAMON, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 93, Revised, Section Two, Harbor Gate, of record in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Cornerstone Homes of TN, Inc., by deed from Erin Dias, Trustee of The 3000 High Rigger Drive Trust, of record in Instrument No. 20250813-0064475, dated July 23, 2025, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 33, said Register's Office; (3) Notice of Completion of record in Instrument No. 20260511-0041879, Register's Office for said County; (4) Water Main Easement of record in Book 7382, Page 823, in the Register's Office for Davidson County, Tennessee; (5) Sanitary Sewer Easement of record in Book 7382, Page 800, in the Register's Office for Davidson County, Tennessee; (6) Easement to Gulf Interstate Gas Co. of record in Book 2242, Page 247 and Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee; (7) Sanitary Sewer Easement of record in Book 6434, Page 753, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6366, Page 494, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3000 High Rigger Dr, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 27th day of May, 2026.

Cornerstone Homes of TN, Inc.
BY: Hafez Ghobrial
Hafez Ghobrial
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Hafez Ghobrial with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Cornerstone Homes of TN, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of May, 2026.

My Commission Expires: 11/2/29

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 27, 2026.

J. Carlton Drumwright

May 27, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 27, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY