This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1432502 DEEDWARR
06/10/2026 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260610-0052751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $450,000.00.

Fanous Kamel
Affiant

Subscribed and sworn before me this the 9th day of June, 2026.

Notary Public
My commission expires: 3/17/2027

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lian Lam Suai 4712 Long Br. Antioch, TN 37013	New Owner	148-08-0B 084.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FANOUS KAMEL**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to LIAN LAM SUAI AND NIANG THEIH SAN, HUSBAND AND WIFE, AND KHUAL LEN KIM VAN , AN UNMARRIED MAN,**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 of Final Plat Aldwych Village Phase 2, Section 2, according to plat of record in Instrument No. 20210105-0002019, 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 Fanous Kamel by Warranty Deed from Elite Developments LLC, a Tennessee Limited Liability Company, dated 4/25/2024 and recorded 4/26/2024 in Instrument No. 20240426-0030557, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4712 Long Br., 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 9th day of June, 2026.

Fanous Kamel

Fanous Kamel

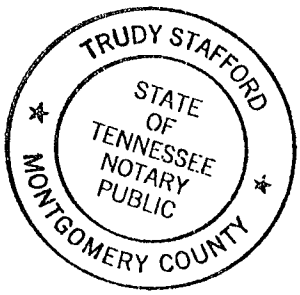
STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fanous Kamel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2026.

My commission expires: 3/17/2027

Trudy Stafford
Notary Public



Tennessee Certification of Electronic Document

I, Justin Foster 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 6-9-26 (date of document).

Affiant Signature

6-9-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 of June, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027