RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-39643-26

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1432712 DEEDWARR
06/11/2026 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260611-0053050

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of Apr, 2026

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abouelkhir Shalaby & Samia Hennes 111 Buffalo Street, Old Hickory, TN 37138	Same address as new owner	044-11-0-034.01

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TEN THOUSAND AND 00/100 Dollars ($ 310,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Kurt Willms and Ashley Willms, husband and wife**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Abouelkhir Shalaby AND Samia Hennes, Husband and Wife**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Section AI & Part of Section A, Village of Old Hickory, of record in Book 1424, Page 101, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said Lot 135 ends at a point in the north margin of Buffalo Street, the common corner of Lots 135 and 136, and thence with the line between said two lots northerly 202.8 feet to a point; thence South 83 degrees 06 minutes East 22.8 feet to a point; thence Southerly with the line between Lots 135 and 134, 190.9 feet to a point in the northerly margin of Buffalo Street; thence with the margin of same southwesterly 75.3 feet to the beginning.

Being the same property conveyed to Kurt Willms and Ashley Willms, husband and wife, from Ladina A Braden, an unmarried woman, by Warranty Deed dated April 30, 2019, and recorded May 3, 2019, in Instrument Number 20190503-0041276, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 111 Buffalo Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10th day of June, 2026

GRANTOR(S)

Kurt Willms

Ashley Willms

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Kurt Willms and Ashley Willms, 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 and seal, this the 10 day of June, 2026.

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

Tennessee Certification of Electronic Document

I, Marty Berry, 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 6/10/26 (date of document).

Affiant Signature

6/11/26

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 11 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

