This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1435617 DEEDWARR
06/17/2026 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,953.60
20260617-0055161

State of TN }
County of DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is: $528,000

Affiant Signature

Subscribed and sworn to before me on this the 17 Day of JUNE, 2026.

Notary Public

My Commission expires 1/22/2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Samer Hafez & Samah Alsid
4426 Spregan Way,
Smyrna, TN 37167
SEND TAX BILLS TO:
Samer Hafez & Samah Alsid
4426 Spregan Way,
Smyrna, TN 37167

MAP AND PARCEL NUMBER: 181150A16000CO

WARRANTY DEED

26NT01304

Effective the 17 Day of June, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kirollos Ramzy and Esteer Ramzy, as tenants in common with rights of survivorship
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Samer Hafez and Samah Alsid, a married couple
Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 160, as shown on the Final Plat of SouthPoint SP, Phase 1, of record in Instrument No. 20191015-0105617, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kirollos Ramzy and Esteer Ramzy, as tenants in common with rights of survivorship from Dung Quoc Trinh, unmarried man, by Warranty Deed dated 07/16/2024 and recorded 08/26/2024 in Instrument No. 20240826-0065212, Register's Office of said County.

Being the same property conveyed to Dung Quoc Trinh, a married man from SouthPoint of TN, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed dated 12/04/2020 and recorded 12/15/2020 in Instrument No. 20201215-0147603, Register's Office of said County.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 17 day of JUNE, 2026

Kirollos Ramzy

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Kirollos Ramzy,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that the subject property is an investment property, was never occupied by the Grantor, and, therefore, the spouse of the Grantor was not require to join in this execution..

Witness my hand and official seal at office, this 17, Day of JUNE, 2026.

Notary Public
My commission expires: 1 / 22 / 2030

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Esteer Ramzy

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Esteer Ramzy,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that the subject property is an investment property, was never occupied by the Grantor, and, therefore, the spouse of the Grantor was not require to join in this execution..

Witness my hand and official seal at office, this 17, Day of JUNE, 2026.

Notary Public
My commission expires: 1 / 22 / 2030

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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|17|26 (date of document).

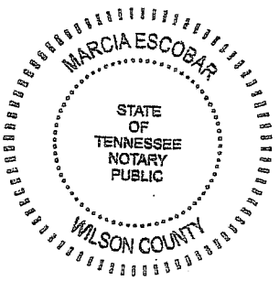
Affiant Signature

6|17|26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 of June, 26

(SEAL)



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