This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25864-MC

Karen Johnson Davidson County
Batch# 1438557 DEEDWARR
06/26/2026 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $976.80
20260626-0057993

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $264,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Red White and Broadway LLC 1005 Reelfoot Court Nashville, TN 37214	New Owner 421 Chelsey Cove Franklin, TN 37064	108-12-0-109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Soliman Hanna, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Red White and Broadway LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 11 on the Plan of Section One, Reelfoot, as shown by plat appearing of record in Plat Book 5200, page 641, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lori W. Murray, unmarried and Ruby N. White, unmarried as tenants in common with expressed rights of survivorship by Warranty Deed from Thomas Carl Ellison, unmarried of record in Instrument No. 20051123-0141591 Register's Office for Davidson County, Tennessee, dated November 15, 2005 and recorded on November 23, 2005. Being the same property conveyed to Lori W. Murray and husband, Christopher M. Murray as tenants by the entireties and Ruby N. White, as tenants in common with right of survivorship by Quitclaim Deed from Lori W. Murray, married, and Ruby N. White, unmarried, as joint tenants in common with expressed rights of survivorship of record in Instrument No. 20090420-0035660 Register's Office for Davidson County, Tennessee, dated April 14, 2009 and recorded on April 20, 2009. Being the same property conveyed to Lori W. Murray, married, and Ruby N. White, unmarried, as tenants in common with rights of survivorship by Quitclaim Deed from Christopher M. Murray, married of record in Instrument No. 20110811-0061987 Register's Office for Davidson County, Tennessee, dated August 11, 2011 and recorded on August 11, 2011.

Being the same property conveyed to Christopher M. Murray, married, and Ruby N. White, unmarried, as tenants in common with right of survivorship by Quitclaim Deed from Lori W. Murray, married of record in Instrument No. 20110811-0062004 Register's Office for Davidson County, Tennessee, dated August 11, 2011 and recorded on August 11, 2011. Being the same property conveyed to Lori Beth Murray by Quitclaim Deed from Christopher M. Murray of record in Instrument No. 20251016-0082398 Register's Office for Davidson County, Tennessee, dated September 12, 2025 and recorded on October 16, 2025. Being the same property conveyed to Soliman Hanna, LLC, a Tennessee Limited Liability company by Warranty Deed from Lori Beth Murray, unmarried, and Ruby N. White, unmarried of record in Instrument No. 20260602-0049685 Register's Office for Davidson County, Tennessee, dated May 29, 2026 and recorded on June 02, 2026.

This is ☒ improved or ☐ unimproved property located at: **1005 Reelfoot Court, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 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. 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 25th day of June, 2026.

GRANTOR:

Soliman Hanna, LLC, a Tennessee Limited Liability Company

By: Wagih Soliman
Wagih Soliman, Member

By: Talaat Hanna
Talaat Hanna, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Wagih Soliman, Member and Talaat Hanna, Member** 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 they is the **Member of Soliman Hanna, LLC,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of June, 2026.

CHAD SERRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires: Nov. 17, 2029

Notary Public
My Commission expires: 11/17/2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 25, 26 (date of document).

Jennifer Pennell

June 25, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 25, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal