Karen Johnson Davidson County
Batch# 1448916 DEEDWARR
07/17/2026 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,987.75
20260717-0065018

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $807,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: 08/06/29

(AFFIX SEAL)

JORDYN NESBITT
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tariku K. Tessema and Frehiwot Tessema, a married couple	New Owner	
(NAME)	(NAME)	182 00 5 1700
294 Gray Hawk Trail		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Nashville Egyptian Service LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), **HAS** BARGAINED AND SOLD, AND BY THESE PRESENTS **DOES** TRANSFER AND CONVEY UNTO **Tariku K. Tessema and Frehiwot Tessema, a married couple,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Tract No. 4 of a survey of the Charles C. Bonds Tract acquired by deed of record in Book 4886, Page 894, Register's Office for Davidson County, Tennessee, and being more particularly described according to survey by Billy Carl Tomlin, surveyor, dated May 1, 1975, as follows: Beginning at an iron pin in the easterly margin of Cane Ridge Road, said point being the northerly corner of Tract No. 3 conveyed to Walter J. Hugh, Jr. of record in Book 4974, Page 94; thence, along the easterly margin of Cane Ridge Road North 34 deg. 15' West 172 feet; thence, North 50 deg. 50' East 1082 feet to a point; thence, South 82 deg. 51' East 616 feet to a point; thence, South 4 deg. 34' West 384 feet; thence, North 77 deg. 15' West 528 feet to a point; thence, South 89 deg. 30' West 272.6 feet to a point; thence, South 47 deg. 30' West 721.8 feet to the point of beginning.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

6010 Cane Ridge Road, Antioch, TN 37013

unimproved _
This is improved x property, known as

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 my hand this 10th day of July, 2026.

Nashville Egyptian Service LLC, a Tennessee Limited Liability Company

By: _____ Sole member
Maged Saad, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

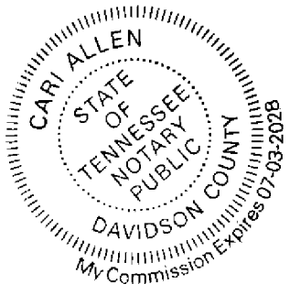
Before me, Cari Allen, notary public of the state and county mentioned, personally appeared Maged Saad of Nashville Egyptian Service LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Nashville Egyptian Service LLC, the within named bargainor, a Limited Liability Company, and that such Maged Saad of Nashville Egyptian Service LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville TN, this 10TH day of July, 2026.

_____
Notary Signature

Printed Name: Cari Allen

My commission expires: 7-3-28



Certificate of Authenticity

I, Holly A Mason, 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 7/10/26.

Affiant Signature

7/10/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of July, 2026

Jacqueline G Brown
Notary's Signature

Commission Expires 11-5-2029

(Notary Seal)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON