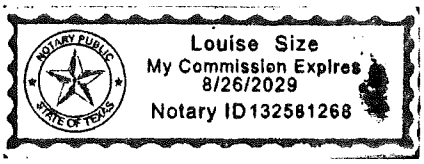
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/26/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zetter R. Boakye	Neighborhood Loans, Inc	041-15-0-072.00
(NAME) 1302 Bellshire Terrace Drive	(NAME) 1333 Butterfield Road Suite 600	Karen Johnson Davidson County Batch# 1450635 DEEDWARR 07/22/2026 01:21:30 PM 4 pgs Fees: $23.00 Taxes: $832.50 20260722-0066566
(ADDRESS) Nashville, TN 37207	(ADDRESS) Downers Grove, IL 60515	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Cornerstone Homes Of TN Inc., a Tennessee corporation and Horizon Mg Homes LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Zetter R. Boakye, a single person**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 10A on the Zone Lot Division of Lots 9 thru 13, 128 and 137 of Bellshire Terrace Section One, Phase Two of record in Plat Book 6250, page 772, amending Plat Book 6250 Page 179-180, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Cornerstone Homes of TN Inc, a Tennessee corporation and Horizon MG Homes LLC, a Tennessee limited liability company by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, dated 02/23/2026, of record in Instrument No. 202602270015579, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1302 Bellshire Terrace Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of July, 2026.

Horizon Mg Homes LLC

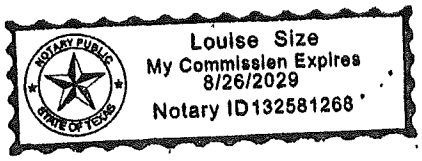
By: _____
Gina Azer-Fahim
Chief Executive Member

State of Texas
County of Collin

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gina Azer-Fahim with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Chief Executive Member of Horizon Mg Homes, LLC the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Chief Executive Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Gina Azer-Fahim, as such Chief Executive Member.

Witness my hand and Official seal this 16th day of July, 2026.

_____
Notary Public:
My Commission Expires: 08/26/29



Cornerstone Homes Of TN Inc.

By: _____ 7/16/26
Hafez Ghobrial
President

State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hafez Ghobrial with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his/her oath acknowledged they/them to be the President of Cornerstone Homes Of TN Inc. the within named bargainer, a corporation, and that, Hafez Ghobrial as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Hafez Ghobrial, as such President.

Witness my hand and Official seal this 16th day of July, 2026.

_____
Notary Public:
My Commission Expires: 1/24/28

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 July 22nd, 2024.

Affiant
Date: July 22nd, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 22nd day of July, 2026

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY