This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $408,900.00.

Katy Bach
Affiant

Subscribed and sworn before me this the 7th day of August, 2026.

Carol M Holmes
Notary Public
My commission expires: 6/2/30

CAROL M HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1458849 DEEDWARR
08/11/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,512.93
20260811-0074268

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gerges Gerges 1144 Alcove Way Antioch, TN 37013	Owner	164-07-0B 015 00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GERGES GERGES AND NAWAL YOUSSEF, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 as shown on the Final Plat for Providence Arbours, of record in Instrument No. 20220708-0078998, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Midtown Realty, LLC, a Tennessee limited liability company, by Deed from Progressive Development, LLC, a Tennessee limited liability company, dated 4/12/2024 and recorded 4/15/2024 in Instrument No. 20240415-0026732, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1144 Alcove Way, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 7th day of August, 2026.

Midtown Realty, LLC

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a LLC, and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such Member.

Witness my hand and official seal this 7th day of August, 2026.

My commission expires:
7/17/26

_____
Notary Public



Certificate of Authenticity

I, Carol M Holmes, 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 August 4th, 2026.

Carol M Holmes

Carol M Holmes

Date: 8/7/26

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7th day of August, 2026.

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON