Karen Johnson Davidson County
Batch# 1462624 DEEDWARR
08/21/2026 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20260821-0077979

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 19 day of August, 2026.

Notary Public
My commission expires: 3-16-30

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Soliman Hanna LLC		**15003000100**
2713 WINDCREST TRAIL		
ANTIOCH, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Deborah Lynne Vaughn, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Soliman Hanna LLC

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 1, Plan of Harbour Town Villages, Section 2, of record in Plat Book 4675, Page 146 & 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Roger Dale Vaughn and Deborah Lynne Vaughn, married, by Warranty Deed from Kent Clinger and wife, Judith A Clinger, dated August 15, 2003, of record in Instrument No. 20030827-0124727, in the Register's Office for Davidson County, Tennessee. Roger Dale Vaughn died died June 4, 2014 leaving Deborah Lynne Vaughn as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3324 Anderson Rd, 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 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 in 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.

Deborah Lynne Vaughn Date: 8/19/26
Deborah Lynne Vaughn

_____ Date: _____

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Deborah Lynne Vaughn, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of August, 2026

NOTARY PUBLIC

My Commission Expires: 12-2-28

Certificate of Authenticity

I, Anna Rowland, 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

8/19/26
Date

Affiant Signature

8/19/26
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 19 day of August, 2026.

Notary's Signature
My Commission Expires: 12-2-28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY