Name and Address of New Owner:
Bingham Investments, LLC
404 George Ct
Mount Juliet, TN 37122

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4823

Map & Parcel No: 043-05-0-222.00

Karen Johnson Davidson County
Batch# 1464368 DEEDWARR
08/26/2026 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $503.20
20260826-0078922

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **AWA Enterprises, LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bingham Investments, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being the Northerly 51 feet of Lot No. 16, Block B, Map of Crestview Estates, of record in Book 843, Page 81, 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 Darryl Ray Davis and wife, Sharon L. Davis, by Warranty Deed from Harry Lewis Gray, a widower, of record in Book 6858, Page 891, Register's Office for Davidson County, Tennessee, dated May 9, 1986 and recorded on May 16, 1986. The said Darryl Ray Davis having since died on January 8, 2024, leaving Sharon L. Davis as the surviving tenant by the entirety.

Being the same property conveyed to Victoria Marie Jones by Quitclaim Deed from Sharon L. Davis, a widow, of record in Instrument No. 20240307-0016028, Register's Office for Davidson County, Tennessee, dated March 7, 2024 and recorded on March 7, 2024.

Being the same property conveyed to AWA Enterprises, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Victoria Marie Jones, unmarried, of record in Instrument No. 20260806-0072666, Register's Office for Davidson County, Tennessee, dated August 4, 2026 and recorded on August 6, 2026.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **709 Cedarcrest Avenue, Madison, Tennessee 37115.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF

THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of August, 2026.

AWA ENTERPRISES LLC, a Tennessee Limited Liability Company

By: member
Wassem Abdelshahed, Member

State of Tennessee
County of Davidson

Before me, J Kaye Clark of the state and county mentioned, personally appeared Wassem Abdelshahed, Member 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 the Member of AWA ENTERPRISES LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Witness my hand, at office, this 20th day of August, 2026.

Notary's Signature
My commission expires: 9-5-2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $136,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of August, 2026.

Notary Public
My commission expires: 5/12/30

202608260078922

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8/20/26.

Affiant Signature

8/20/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

