WARRANTY DEED

Karen Johnson Davidson County
Batch# 1468709 DEEDWARR
09/04/2026 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20260904-0082340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/26/2030
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mena Zaky	New Owner	
(NAME)	(NAME)	
7968 Oakfield Grv.		148 02 0 095.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, WE, **DOT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MENA ZAKY**, 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. 23 on the Final Plat of RRESUBDIVISION OF LOTS NO. 22 AND 23, MANGUM HEIGHTS, of record in Instrument No. 20041216-0149686, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terminus Capital Investing, LLC, a Limited Liability Company, by Warranty Deed from Allan H. Humes, of record in Instrument No. 20260609-0051916, in the Register's Office of Davidson County, Tennessee, dated June 05, 2026, Deed is effective as of June 08, 2026, and recorded on June 09, 2026.

Being the same property conveyed to DOT Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Terminus Capital Investing LLC, a Georgia Limited Liability Company, of record in Instrument No. 20260610-0052443, in the Register's Office of Davidson County, Tennessee, dated June 05, 2026, and recorded on June 10, 2026.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3706 Ezell Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2026-1106

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 18 day of August, 2026

DOT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

KE QIN, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ke Qin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of Dot holdings, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal this 18th day of August, 2026.

Commission expires:

HOLDEN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03, 2029

_____

Notary Public

MO2026-1106

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/18/24 (date of document).

Connie Taylor
Affiant Signature

8/18/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

