Karen Johnson Davidson County
Batch# 1472165 DEEDWARR
09/14/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260914-0084882

WARRANTY DEED

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/09/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 11266-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Magdy Hzkial and Magda Fawzy	**Premier Lending, Inc**	150-14-0B-002.00-CO
4509 Hamilton Lane	PO BOX 29411	
Antioch, TN 37013	Phoenix, AZ 85038-9411	

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,

Vishal Bedi, Married, and Sonia Bedi, Married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Magdy Hzkial and Magda Fawzy, husband and wife, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
Being Lot No. 2, Hamilton Church Subdivision Phase I Subdivision, as shown on plat of record in Instrument No. 20050831-0104380 and corrected in Instrument No. 20070216-0019954, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Pardeep Bedi, Dhaneshwari Bedi and Vishal Bedi by Warranty Deed from West End Homes, LLC of record in Instrument No. 20070524-0061860 Register's Office for Davidson County, Tennessee, dated May 21, 2007 and recorded on May 24, 2007.

Being the same property conveyed to Vishal Bedi, Married, and Sonia Bedi, Married, As Joint Tenants by Quit Claim Deed from Pardeep Bedi, Dhaneshwari Bedi and Vishal Bedi of record in Instrument No. 20240509-0034359 Register's Office for Davidson County, Tennessee, dated May 07, 2024 and recorded on May 09, 2024.

Subject property having never been said grantors primary or marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4509 Hamilton Lane 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 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.

Witness my hand on September 9 , 2026

Vishal Bedi

Vishal Bedi

Sonia Bedi

Sonia Bedi

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Vishal Bedi and Sonia Bedi, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 9 , 2026.

Notary Public

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2028

File #: 11266-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 9, 2026.

J. Carlton Drumwright

September 9, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 9, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY