Karen Johnson Davidson County
Batch# 1478555 DEEDWARR
09/29/2026 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260929-0089848

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 09/10/28
(AFFIX SEAL)

AMY NELSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2028

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George Soliman and Mariam Lapip	Southern Bancorp Bank and MERS, Inc. solely as nominee for Southern Bancorp Bank	Parcel ID: 164 16 0B 119.00
(NAME) 12442 Old Hickory Blvd.	(NAME) 601 Main St	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Arkadelphia, AR 71923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shenouda Tawadros**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Soliman and Mariam Lapip**, 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:

Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 119 in Cedarbrook Subdivision in Plat Instrument Number 201811050109350, and revised in the Surveyors Certificate of Correction recorded in Plat Instrument Number 20190801-0076150 in the Register's Office for Davidson County. Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shenouda Tawadros, an unmarried man from D.R. Horton, Inc., a Delaware Corporation by Special Warranty Deed dated March 2, 2020 and recorded on March 4, 2020 in Instrument No. 20200304-0024098, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 12442 Old Hickory Blvd., 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 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 our hands this 25 day of September, 2026

Shenouda Tawadros

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Shenouda Tawadros, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of September, 2026.

Notary Public

My Commission Expires: 2/26/29

(SEAL)

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

Certificate of Authenticity

I, Lacey Chumley, 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 25, 2026.

Date

Lacey Chumley

Affiant Signature

September 28, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of September, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON