Karen Johnson Davidson County
Batch# 1480175 DEEDWARR
10/02/2026 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20261002-0090789

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. KS-26-3027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 6/4/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali Al-Soraify	Ali Al-Soraify	
(NAME) 1220 Stockell Street	(NAME) 1220 Stockell Street	071-15-0-358.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, I/we, **Apex Land LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ali Al-Soraify, a single man**, HEREINAFTER CALLED THE GRANTEE, 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 84, on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Winward Properties, Inc by Warranty Deed from Leland D. Watts, married of record in Instrument No. 20130419-0039069 Register's Office for Davidson County, Tennessee, dated April 18, 2013 and recorded on April 19, 2013.

Being the same property conveyed to Apex Land LLC by Quitclaim Deed from Winward Properties, Inc. of record in Instrument No. 20130719-0075070 Register's Office for Davidson County, Tennessee, dated July 16, 2013 and recorded on July 19, 2013.

This is property more commonly known as 1220 Stockell Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 30th day of September, 2026.

Apex Land LLC, a Tennessee Limited Liability Company

By:_____
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Before me, Notary of the state and county mentioned, personally appeared Joshua L. Hunter, Authorized Agent of Apex Land LLC, 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 Authorized Agent of Apex Land LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter, Authorized Agent of Apex Land LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Gallatin, this 30th day of September, 2026.

_____
Notary Signature

Printed Name: Krystal Schuster

My commission expires:_____

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

Certification of Recorded Documents

I, Channing Miles, 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 30, 2026.

(AFFIANT) – Channing Miles

09/30/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of September, 2026.

My commission expires: 11/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY