Karen Johnson Davidson County
Batch# 1485359 DEEDWARR
10/16/2026 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20261016-0095231

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
5-8-2029
(AFFIX SEAL)

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

02-NSH26-11997

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher I Shelby and Madison M Benoit, 616 Belgium Drive Hermitage, TN 37076	Madison M Benoit and Christopher I Shelby **616 Belgium Drive** **Hermitage, TN 37076**	075-12-0-029.00-000

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fares Eskandar, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher I Shelby, an unmarried man, and Madison M Benoit, an unmarried woman, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their successors 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:

Land in Davidson County, Tennessee, and being all of Lot No. 359, on the Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, page 140, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fore a more complete description of the property.

Being the same property conveyed to Arielle Ashpes a/k/a Ariel Nicole Ashpes, a single woman by Special Warranty Deed from SPH Property Two LLC, a Delaware limited liability company of record in Instrument No. 20210607-0076243 Register's Office for Davidson County, Tennessee, dated April 13, 2021 and recorded on June 07, 2021.

Being the same property conveyed to Fares Eskandar by Warranty Deed from Arielle Ashpes, a/ka Ariel Nicole Aspes, a single woman of record in Instrument No. 20250521-0040119 Register's Office for Davidson County, Tennessee, dated May 09, 2025 and recorded on May 21, 2025.

Map/Parcel 075-12-0-029.00-000

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

This property is improved property known as: 616 Belgium Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of October, 2026

Fares Eskandar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Fares Eskandar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 15th day of October 2026.

Notary Public
My Commission Expires: 05.16.29

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 October 15, 2026.

Affiant Signature

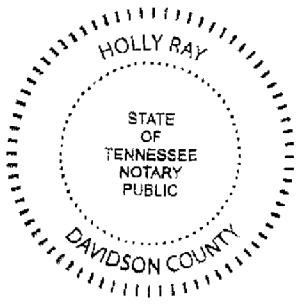
October 16, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of October, 2026.



Notary's Signature

My Commission Expires: 03/09/27