WARRANTY DEED

Karen Johnson Davidson County
Batch# 620582 DEEDWARR
04/22/2021 10:23:35 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210422-0053990

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW J MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 06-16-2024

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021030067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Progress Nashville LLC	Progress Nashville LLC	
(NAME) P. O. BOX 4090	(NAME) P. O. BOX 4090	176-05-0B-200.00 CO
(ADDRESS) SCOTTSDALE, AZ 85261	(ADDRESS) SCOTTSDALE, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TEN THOUSAND AND NO/100 Dollars ($310,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GANEIT EBRAHIM nka JANET IBRAHIM, unmarried and CHRISTEN S ABDELMALEK, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROGRESS NASHVILLE, LLC, a Delaware Limited Liability Company,** 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. 37 on the Plan of Hickory Woods Estate, Section C, Phase II, of record in Plat Book 9700, page 952, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to GANEIT EBRAHIM, MARRIED, by deed from SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record in Instrument No. 20130605-0057017, dated June 4, 2013, said Register's Office. Being further conveyed to GANEIT EBRAHIM AND CHRISTEN S. ABDELMALEK, AS TENANTS IN COMMON WITH FULL RIGHTS OF SURVIVORSHIP, by quitclaim deed from GANEIT EBRAHIM, of record in Instrument No. 20160212-0013848, dated February 12, 2016, said Register's Office

This is not marital property.

unimproved ☐
This is improved ☒ property, known as 5100 Brookstone Ct, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 6th day of April, 2021.

Janet Ibrahim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me a Notary Public for the above State and County, personally appeared Janet Ibrahim to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 6th day of April, 2021.

Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Christen Abdelmalek by Janet Ibrahim
As Attorny in fact by POA
Christen S Abdelmalek by Janet Ibrahim as Attorney in Fact By POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me a Notary Public for the above State and County, personally appeared Janet Ibrahim as Attorney in Fact for Christen S Abdelmalek to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed as such Attorney in Fact.

Witness my hand and official seal at Davidson County, Tennessee this 6th day of April, 2021.

Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Return to:
Realty Title & Escrow
6525 Quail Hollow, Suite 115
Memphis, TN 38120
RT File No. 11-MEM21-3091
TG: 9316914