Karen Johnson Davidson County
Batch# 742121 DEEDWARR
10/25/2021 08:38:45 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20211025-0142631

WARRANTY DEED

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
File No.: 11-MEM21-07088
TG: 9861561

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 22nd October, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-5-23

LISA C. POSEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2021-4611

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mile High Borrower 1 (Income), LLC	**Mile High Borrower 1 (Income), LLC**	149-13-0-074.00
P.O. Box 4090	**P.O. Box 4090**	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	

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,

John Elbeblawy and Marena Mounir, husband and wife

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

Mile High Borrower 1 (Income), LLC, a Delaware Limited Liability Company,

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:

Land in Davidson County, Tennessee, being Lot 1, Plan of Chadfield, Section One, as shown on plat of record in Plat Book 7900, Page 836, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Elbeblawy by Special Warranty deed from U.S. Bank National Association, as Leal Title Trustee of record in Instrument No. 20161117-0121158 Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on November 17, 2016. (Value of consideration shown in aforementioned deed $190,000.00.)

Being the same property conveyed to Marena Mounir and John Elbeblawy, wife and husband by Quit Claim Deed from John Elbeblawy, a single man of record in Instrument No. 20200903-0101006 Register's Office for Davidson County, Tennessee, dated July 03, 2020 and recorded on September 03, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2529 Una Antioch Pike Antioch, Tennessee 37013. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 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 2529 Una Antioch Pike 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 October 20, 2021.

John Elbeblawy

Marena Mounir

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, John Elbeblawy and Marena Mounir, 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 October 20, 2021.

Notary Public

LAURIE DAMEWOOD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

File #: 2021-4611

Prepared By:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027