Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 211138401

Karen Johnson Davidson County
Batch# 756502 DEEDWARR
11/17/2021 09:48:30 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20211117-0153002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $240,000.00.

M. Aleazmond
Affiant

Subscribed and sworn to before me, this 15th day of November, 2021.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dina Shenouda and George Guirguis 1007 Saddlewood Drive Mount Juliet, TN 37122	New Owner	Tax Parcel ID No. 093-16-0K-002.00-CO 093-16-0K-900.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BCM Construction, LLC a Tennessee limited liability company and Zenith Group 138 Fain LLC a Tennessee limited liability company** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dina Shenouda and George Guirguis, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 138 Fain Street Commons, a Horizontal Property Regime with Private Elements of record as Instrument No. 20211021-0141527 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to BCM Construction, LLC., a Tennessee Limited Liability Company and Michele Nanna, as tenants in common by Warranty deed from Gordon W. O'Malley and George A. Street, Jr., Co-Trustees of the O'Malley Family Trust I of record in Instrument No. 20210428-0056524 Register's Office for Davidson County, Tennessee, dated April 26, 2021 and recorded on April 28, 2021.

Being the same property conveyed to Zenith Group 138 Fain LLC by Quitclaim deed from Michele T. Nanna of record in Instrument No. 20210810-0107614 Register's Office for Davidson County, Tennessee, dated August 02, 2021 and recorded on August 10, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 57, Page (s) 42 and 43, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20211021-0141527, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42

of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 138 A & B Fain Street Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2021.

BCM Construction, LLC

Brandon Mason, Manager

Zenith Group 138 Fain LLC, formed as a series LLC of Zenith Group, LLC a Tennessee limited liability company

Michele Nanna, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Brandon Mason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of BCM Construction LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

WITNESS my hand and official seal, this 15th day of November, 2021.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Michele Nanna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of Zenith Group 138 Fain LLC, formed as a series LLC of Zenith Group, LLC a Tennessee limited liability company, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

WITNESS my hand and official seal, this 15th day of November, 2021.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022