Karen Johnson Davidson County
Batch# 936046 DEEDWARR
10/31/2022 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.13
20221031-0117526

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $434,900.00 AFFIANT SUBSCRIBED AND SWORN TO BE ON 10/25/2022. NOTARY PUBLIC MY COMMISSION EXPIRES

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4392

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Roumany Saad Tadros Farag and Soher Kamel Hakeem Henes	Mega Capital Funding Inc.	164-16-0B-028.00
1977 Peaceful Brook Drive	5000 North Parkway Calabasas, Ste 100	
Antioch, TN 37013	Calabasas, CA 91302	

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,

Fantishe T. Ayalew, an unmarried woman

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

Roumany Saad Tadros Farag and Soher Kamel Hakeem Henes, husband and wife

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:

Being Lot No. 28 in Cedarbrook Subdivision in Plat Instrument No. 20181105-0109350 and being Corrected in Instrument No. 20190801-0076150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Biniyam Alemayehu Tilahun and Fantishe T. Ayalew, husband and wife, by deed dated November 27, 2019, and recorded December 3, 2019, from D. R. Horton, Inc. a Delaware Corporation, of record in Instrument No. 20191203012428S, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fantishe Teshager Ayalew by Quitclaim Deed from Biniyam Alemayehu Tilahun of record in Instrument No. 202210310117525, Register's Office for Davidson County, Tennessee.

Fantishe Teshager Ayalew being one and the same as Fantishe T. Ayalew

Property Address: 1977 Peaceful Brook Drive, Antioch, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 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 1977 Peaceful Brook Drive 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 25, 2022).

Fantishe T. Ayalew

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Fantishe T. Ayalew, 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 25, 2022.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2022-4392

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 25, 2022.

J. Carlton Drumwright

October 25, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 25, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY