WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039310 DEEDWARR
08/17/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230817-0064062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $1,100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/15/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-21-26

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED Nashville LLC
278 Franklin Road
Suite 160
Brentwood, TN 37027
File # 2023-3875

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Shenouda Labib	**Pacific Lending LLC**	081-12-2B-002.00 CO
1700 Jenkins Street	4141 Inland Empire Blvd, Suite 160	
Nashville, TN 37208	Ontario, CA 91764	

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,

Royal Estate Properties, LLC, a Tennessee Limited Liability Company

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

Shenouda Labib, a married man

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 Unit 2, on the Plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at Garfield and Nassau, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210722-0098332, 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 a portion of the same property conveyed to Royal Estate Properties, LLC by Warranty deed from Monroe Smith, Aurthedess Smith and Alisha Smith, Heirs at Law of Joann Smith, deceased of record in Instrument No. 20210601-00073093 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on June 1, 2021.

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 1700 Jenkins Street, Nashville, TN 37208.

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 August 15, 2023.

Royal Estate Properties, LLC, a Tennessee Limited Liability Company

By: Pola Ghatas Sole Member
Pola M. Ghatas, Sole Member

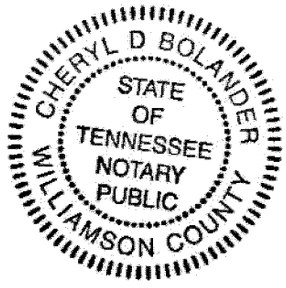
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Pola M. Ghatas, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member (or other officer authorized to execute the instrument) of Royal Estate Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that they, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this August 15, 2023.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025



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 August 15, 2023.

J. Carlton Drumwright

August 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 15, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY