WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107463 DEEDWARR
03/05/2024 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240305-0015211

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $430,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/04/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-3161

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Mokhles Samaan	New owner c/o Mega Capital Funding	176-06-0A-182.00-CO
7708 Stapleton Chase Drive	26637 Agoura Road	
Antioch, TN 37013	Suite 100 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,

Hansruedi Egli, III and Priscilla Craig Egli, husband and wife

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

Mokhles Samaan , an unmarried 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 Lot No. 182 on the Plan of Final Subdivision Plat of Heritage Landing - Phase 2 of record in Plat at Instrument No. 20210409-0047646, Surveyor's Certificate of Correction recorded in Instrument No. 20211220-0168119, 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 Hansruedi Egli, III and Priscilla Craig Egli, husband and wife by Special Warranty Deed from D. R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20220520-0058426 Register's Office for Davidson County, Tennessee, dated May 13, 2022 and recorded on May 20, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 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 7708 Stapleton Chase 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 March 1, 2024.

Hansruedi Egli, III

Priscilla Craig Egli

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, a Notary Public of said County and State, Hansruedi Egli, III and Priscilla Craig Egli, 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 March 1, 2024.

Notary Public

My Commission Expires: 04/29/2026

PAMELA A BARGMAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/29/2026
KNOX COUNTY

File #: 2024-3161

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 03-01-2024

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 03-04-24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 03-04-24

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

