WARRANTY DEED

Karen Johnson Davidson County
Batch# 1119655 DEEDWARR
04/05/2024 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20240405-0024299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 9, 2026~~ 10-4-27

(AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.,
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2024030035

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mina Zaky	Mega Capital Funding Inc	
(NAME)	(NAME)	
3853 Park Royal Ln	26637 Agoura Rd #100	150-12-0B-228.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Calabasas, CA 91302	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FORTY-FIVE THOUSAND AND NO/100 Dollars ($445,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KAROL V. HOFFMAN ACUNA AND ENDER R. HOFFMAN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MINA ZAKY, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, 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(s) 228, as shown on the map entitled the Plan of Kensal Green, Section 2, a Residential P.U.D. Subdivision, of record in Instrument No. 20180313-0023861, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KAROL V. HOFFMAN ACUNA AND ENDER R. HOFFMAN, WIFE AND HUSBAND, by deed from NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, of record in Instrument No. 20180829-0085697, dated August 28, 2018, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3853 Park Royal Ln, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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.

Executed by my hand this the 2nd Day of April, 2024.

Karol V. Hoffman Acuna

Ender R. Hoffman

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Karol V. Hoffman Acuna and Ender R. Hoffman**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2nd Day of April, 2024.

Notary Public

My Commission Expires: May 9, 2026

(SEAL)

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

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

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 April 2, 2024

Name: **Jennifer Cole**
Title: **Authorized Agent**

Date 04/2/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on this 2nd day of April, **2024**

Notary Public: **Tuwana J. Bryant**

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

