Karen Johnson Davidson County
Batch# 1262152 DEEDWARR
04/21/2025 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250421-0029738

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-1385

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18 day of April, 2025

Notary Public

Commission Expires: 9/15/27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mariem Shehata 640 Lake Terrace Drive Nashville, TN 37217	Mega Capital Funding Inc 26637 Agoura Road Suite 100 Calabasas, CA 91302	136-14-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Laini Anise Brown Jemison F/K/A Laini A. Brown, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mariem Shehata, a married woman

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 No. 48, on the Plan of Section 1, Castlegate, of record in Book 4460, Page 115, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawn A. Bullock, unmarried and Laini A. Brown, unmarried, as joint tenants with right of survivorship by Warranty Deed from Rolfe T. Cooper and wife Carole M. Cooper of record in Book 10962, page 729, Register's Office for Davidson County, Tennessee, dated June 02, 1998 and recorded on June 04, 1998.

Being the same property conveyed to Laini A. Brown by Quitclaim Deed from Shawn A. Bullock,

unmarried of record in Instrument No. 20091229-0117882 Register's Office for Davidson County, Tennessee, dated December 23, 2009 and recorded on December 29, 2009.

Fredric A. Jemison, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 640 Lake Terrace Drive, Nashville, TN 37217

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 so 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.

Dated this the 16th day of April, 2025.

Laini Anise Brown Jemison

Fredric A. Jemison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2025, before me personally appeared Laini Anise Brown Jemison and Fredric A Jemison, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of April, 2025.

Notary Signature
My commission expires: 2.22.2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/16/25.

Affiant Signature – Joshua A. Terry

4/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27