INSTRUMENT PREPARED BY:
FVX LLC IN TRUST FOR MORGAN STANLEY
BANK, N.A.
Carlos Paz - AVP, REO Closing & Title
c/o Fay Servicing, LLC
425 South Financial Place, Suite 2000
Chicago, IL 60605
(800) 495-7166

Karen Johnson Davidson County
Batch# 1267350 DEEDWARRSP
05/01/2025 11:20:30 AM 5 pgs
Fees: $28.00 Taxes: $1,339.40
20250501-0033709

Address of New Owner and
Send Tax Bills to:
Angeal Gad Karim
1382 Rural Hill Rd, Unit 306
Antioch, TN 37013

Map & Parcel No.: 06003013100

File #: TCE-392350-TN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SIXTY-TWO THOUSAND DOLLARS AND 00/100 CENTS ($362,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FVX LLC IN TRUST FOR MORGAN STANLEY BANK, N.A.,,** (herein referred to as "Grantor") with an address of c/o Fay Servicing, LLC, 425 South Financial Place, Suite 2000, Chicago, IL 60605, has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Angeal Gad Karim, a married woman,** (herein referred to as "Grantee"), with an address of 1382 Rural Hill Rd, Unit 306, Antioch, TN 37013,, heirs and assigns, forever, the following described tract or parcel of land located in **Davidson County, Tennessee,** to wit:

SEE EXHIBIT "A," Attached Hereto and Made a Part Hereof

also known by street and number: 160 OAK VALLEY DR, Nashville, TN 37207

Being the same property conveyed to FVX LLC IN TRUST FOR MORGAN STANLEY BANK, N.A., by Deed dated and recorded October 25, 2024, as Instrument No. 20241025-0083167 , filed in the office of the Clerk of Davidson County, State of Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs, and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that is lawfully seized and possessed of said property, has a good and lawful right to sell and convey the same, and that is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2024 real estate taxes, which are to be prorated.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS Grantor's hand this 23rd day of April, 2025.

GRANTOR

FVX LLC IN TRUST FOR MORGAN STANLEY BANK, N.A.,

By: Aaron Saunders Authorized Signatory

STATE OF Texas)
) SS.
COUNTY OF Dallas)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 23rd day of April, 2025 before me by means of ☑ physical presence or ☐ online notarization, Aaron Saunders to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its authorized Signatory and acknowledged to me that Aaron Saunders executed the same as authorized Signatory free and voluntary act and deed of said **FVX LLC in trust for Morgan Stanley Bank, N.A.,** for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public Lorena Robles

My Commission Expires: 3-15-2026

LORENA ROBLES
Notary Public, State of Texas
Notary ID 13149067-0
My Commission Exp. 03-15-2026

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $362,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary audit.

Angeal Karim
Affiant (Grantee or Grantee's Agent)

AE ANGEAL Karim
Print Name

Affiant (Grantee or Grantee's Agent)

Print Name

STATE OF Florida

COUNTY OF Orange

Sworn to and subscribed before me this 25th day of April, 2025.

Notary's Signature

My Commission Expires: 8/28/2028

CALYS M. STEWART
MY COMMISSION EXPIRES 08-28-2028
NOTARY PUBLIC
COMM. # HH 499326
STATE OF FLORIDA

Name and address for the person(s) responsible for taxes:
Angeal Gad Karim
1382 Rural Hill Rd, Unit 306
Antioch, TN 37013

Name and address of property owner:
Angeal Gad Karim
1382 Rural Hill Rd, Unit 306
Antioch, TN 37013

EXHIBIT "A"

Certain real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, Page 84, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

File No.: TCE-392350-TN

Certificate of Authenticity

I, Kelsey Barksdale, 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 04/30/2025.

Date

Affiant Signature

04/30/2025

Date

State of Oklahoma

County of Tulsa

Sworn to and subscribed before me this 30 day of April, 2025

Notary's Signature

My Commission Expires: 9/2/25

Date

Notary's Seal (if on paper)

GAIL PHET ANDERSON
NOTARY PUBLIC
No. 21011651
EXP. 9/02/2025
IN AND
FOR
STATE OF OKLAHOMA