Karen Johnson Davidson County
Batch# 1268656 DEEDWARR
05/05/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $584.60
20250505-0034774

WARRANTY DEED

NICOLA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $158,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/02/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES August 19, 2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 2103-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Samah Abdelmalak and Michel B. Beshay	**Mega Capital Funding, Inc**	149-11-0A-012.00-CO
5208 Rice Road	26637 Agoura Road, Suite 100	
Antioch, TN 37013	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,

Steven Le and wife, Nga Thi Hang Pham, an entireties interest

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

Samah Abdelmalak and Michel B. Beshay, wife and husband

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. 12 on the Plan of Rice Hill, Phase 1 of record in Plat Book 6250, Page 858, 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 Steven Le, an unmarried man by Warranty Deed from Alex Silver of record in Instrument No. 20080724-0075730 Register's Office for Davidson County, Tennessee, dated July 22, 2008 and recorded on July 24, 2008.

Being the same property conveyed to Steven Le and wife, Nga Thi Hang Pham, an entireties interest by Deed in Convert an Individual Interest to an Estate by the Entireties from Steven Le, of record in Instrument No. 20100802-0060157, in the Register's Office for Davidson County, Tennessee, dated July 30, 2010 and recorded on August 02, 2010.

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 5208 Rice Road 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 May 2, 2025.

Steven Le

Steven Le

Nga Thi Hang Pham

Nga Thi Hang Pham

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Steven Le and Nga Thi Hang Pham, 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 May 2, 2025.

Nicola Estrella

Notary Public

My Commission Expires: August 19, 2028

File #: 2103-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

NICOLA ESTRELLA
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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 May 2, 2025.

J. Carlton Drumwright

May 2, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 2, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY