WARRANTY DEED

Karen Johnson Davidson County
Batch# 1279565 DEEDWARR
05/30/2025 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250530-0042570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$465,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES: May 9, 2026

(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

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Mena Girgis	New Owner c/o CalCon Mutual Mtg	148-08-0B-078.00 CO
(Name)	(Name)	
2208 Long Branch Ct	3838 Camino Del Rio North	
(ADDRESS)	Suite 305 (ADDRESS)	
Antioch, TN 37013	San Diego, CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY-FIVE THOUSAND AND NO/100 Dollars ($465,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELITE DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MENA GIRGIS, A SINGLE 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 No. 78, as shown on the map entitled the Plan of Aldwych Village, Phase 2, Section 2, of record in Instrument No. 20210105-0002019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to ELITE DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from HEE KYUNG SHIN, of record in Instrument No. 20180924-0094261, dated September 14, 2018, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2208 Long Branch Ct, 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 27th Day of May 2025.

Elite Developments LLC

BY: _____
Haroun Soltan
Partner

STATE OF Tennessee

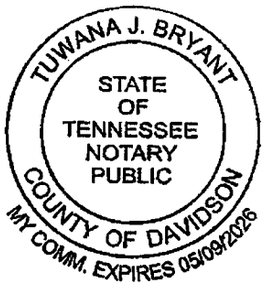
County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Haroun Soltan as Partner of Elite Developments LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Partner.

Witness my hand and official seal, this the 27th of May, 2025.

_____
Notary Public

My Commission Expires: May 9, 2026



(SEAL)

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 May 27, 2025.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 5/29/25

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 05/29/25

Notary Public: **Tuwana J. Bryant**

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

