WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026

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

Karen Johnson Davidson County
Batch# 1281818 DEEDWARR
06/05/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250605-0044431

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

File No.: 2025050063

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gamel Girgis	New Owner c/o Kind Lending, LLC	
(NAME) 5161 RIce Rd	(NAME) 4 Hutton Centre Drive, Suite 1000	148-08-0B-042.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Santa Ana, CA 92707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY THOUSAND AND NO/100 Dollars ($460,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ELITE PROPERTIES RENTAL LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GAMEL GIRGIS* 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:

* a single person

Land in Davidson County, Tennessee, being Lot No. 42, 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 DEVELOPMENT, 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.

Further being a portion of the same property conveyed to ELITE PROPERTIES RENTAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from ELITE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20230119-0004303, dated January 4, 2023, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4872 Terragon Trl, 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 3rd Day of June, 2025.

Elite Properties Rental LLC, A Tennessee Limited Liability Company

BY: _____
Haroun Soltan
Member

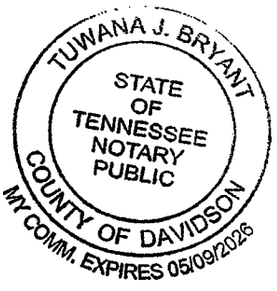
STATE OF Tennessee
County OF Davidson

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

Witness my hand and official seal, this the 3rd Day of June, 2025.

_____
Notary Public

My Commission Expires: May 9, 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 June 3, 2025.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 6-4-25

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 6-4-25

Notary Public: **Tuwana J. Bryant**

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

