This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24452-RR

Karen Johnson Davidson County
Batch# 1300933 DEEDWARR
07/23/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250723-0058194

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Said Mtendelwa, Jeanine Memba, and Beatrice Mtambala 217 Sterry Court Antioch, TN 37013	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road 400 San Ramon, CA 94583	162-06-0-090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **FLIP & FIX CO., LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Said Mtendelwa and Jeanine Memba, husband and wife, and Beatrice Mtambala, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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, and being Lot No. 200 on the Plan of Fair Oaks Subdivision, Section 1, as of record in Plat Book 4175, Pages 42 and 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Flip and Fix Co. LLC, a Tennessee, limited liability company by Special/Limited Warranty Deed from Music City Holding, a Texas Limited Liability Company of record in Instrument No. 20241003-0076766 Register's Office for Davidson County, Tennessee, dated September 30, 2024 and recorded on October 03, 2024.

This is improved property located at: **217 Sterry Court, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2025.

GRANTOR:

FLIP & FIX CO., LLC, a Tennessee Limited Liability Company

By: Beshoy Saleh
Beshoy Saleh, Co-Member

By: Issam Melek
Issam Melek, Co-Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Beshoy Saleh, Co-Member and Issam Melek, Co-Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Co-Member of FLIP & FIX CO., LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **22nd** day of July, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-26

202507230058194

I, Kirsten Virden, 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 7/22/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/22/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2025

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM