This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1331554 DEEDWARR
10/07/2025 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20251007-0080139

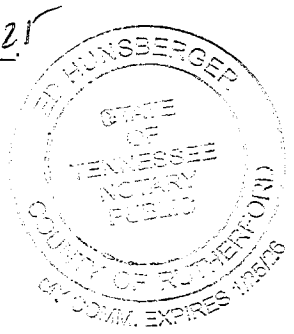
State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $165,000.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 7 Day of OCT, 2025

Notary Public
My Commission expires 1, 25, 26



NAME AND ADDRESS OF PROPERTY OWNER:
Sameh Abdelsayed and Mona Auob

1744 HARTFORD LANE
MT. JULIET, TN 37122

SEND TAX BILLS TO:
Sameh Abdelsayed and Mona Auob

NEW OWNER

MAP AND PARCEL NUMBER: 08111054600

WARRANTY DEED
25NT01284

Effective the 19 Day of Sept., 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CF REO, LLC, a Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sameh Abdelsayed and Mona Auob, married

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 32 feet of the northerly 96 feet of Lot No. 126 on the Map of D.T. McGavock and Other's Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description.

Being the same property conveyed to William I. G. Sowell and wife, Gladys Minerva Sowell, and Jennie Ruth Cooper, unmarried, from Annie Mary Bradford, unmarried, by Warranty Deed dated 09/07/1979 and recorded 09/07/1979 in Book 5495, page 1, Register's Office of said County.

Being the same property conveyed to Mac E. Robinson, Trustee by Quitclaim Deed from William I. G. Sowell and wife, Gladys Minerva Sowell and Jennie Ruth Cooper, unmarried of record in Book 5533, page 834, Register's Office for Davidson County, Tennessee, dated November 21, 1979 and recorded on November 21, 1979, and within the same Deed, Mac E. Robinson, Trustee conveyed his interest in the subject property to William I. G. Sowell and wife, Gladys Minerva Sowell.

The said William I. G. Sowell having died on or about November 25, 2009, vesting Gladys Minerva Sowell as surviving tenant.

The said Gladys Minerva Sowell having died testate on October 26, 2021. The subject property being duly administered by The Estate of Gladys Minerva Sowell pursuant to her Last Will and Testament probated in Docket No. 22P2250, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Cedars of Lebanon, Inc., A Tennessee Corporation from The Estate of Gladys Minerva Sowell by Warranty Deed dated 10/23/2024 and recorded 10/23/2024 in Instrument No. 20241023-0082330, Register's Office of said County.

BEING the same property conveyed to Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Cedars of Lebanon, Inc, a Tennessee limited liability company dated October 25, 2024 and filed of record in Instrument No. 20241030-0083664 Register's Office for Davidson County, Tennessee, on October 30, 2024.

Being the same property conveyed to Zebra Stone Artisan L.L.C., a Tennessee limited liability company, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, dated October 25, 2024 and recorded October 31, 2024 in Instrument No. 20241031-0084623, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Capital Fund REIT, LLC, an Arizona limited liability company from Gregory G. Vick, Substitute Trustee, by Trustee's Deed dated 08/27/2025 and recorded 08/28/2025 in Instrument No. 20250828-0068945, Register's Office of said County.

Being the same property conveyed to CF REO, LLC by Quit Claim Deed from Capital Fund REIT, LLC dated 9/9/2025 and recorded 09/17/2025 as instrument no. 20250917-0074036, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 1622 12th Avenue N, Nashville, TN 37208

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19 day of Sept, 2025

CF REO, LLC, a Limited Liability Company

BY: _____
Tyler Larson, Chief Investment Officer

State of Arizona)
County of Maricopa)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Tyler Larson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be the **Chief Investment Officer** of **CF REO, LLC**, the within bargainor, a limited liability company, and that such officer(s) as such Chief Investment Officer executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Chief Investment Officer

_____
Notary Public
My Commission expires: 7 / 11 / 2029

MADISON OWEN
Notary Public - Arizona
Maricopa County
Commission # 685259
My Comm. Expires Jul 11, 2029

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 9/19/25 (date of document).

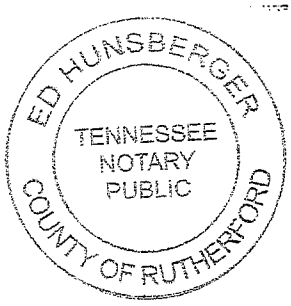
Affiant Signature

10/7/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of OCT, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26