WARRANTY DEED

Karen Johnson Davidson County
Batch# 1347656 DEEDWARR
11/18/2025 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20251118-0091867

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/13/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/06/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 7724-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Cali Investment LLC	5024 High Park Hill Dr.	150-07-0-527.00
3357 Oak Trees Court	Arrington, TN 37014	
Antioch, TN 37013		

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,

Mouhab M. Lawendy and Emaan Toork, husband and wife

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

Cali Investment LLC, a Tennessee limited liability company

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:

Located in Davidson County, Tennessee, being Lot 29B, Zone Lot Division of Lots 25, 26, and 29, Lakeshore Woods, Section 3, as shown on plat of record in Plat Book 6250, Page 749, amending Book 5200, Page 621, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mouhab M. Lawendy and Emaan Toork, husband and wife by Warranty Deed from Shenoda Sarofem and Hanan Melk, husband and wife of record in Instrument No. 20200722-0080434 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 22, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 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 3357 Oak Trees Court 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 November 13, 2025.

Mouhab M. Lawendy

Emaan Toork

Emaan Toork

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mouhab M. Lawendy and Emaan Toork, 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 November 13, 2025.

Notary Public

My Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

File #: 7724-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 November 13, 2025.

Affiant Signature

11/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of November, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

