Karen Johnson Davidson County
Batch# 1352830 DEEDWARR
12/02/2025 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20251202-0095448

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 11/25/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 2/26/29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 8932-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Samia Jabeen	**Mega Capital Funding, Inc**	135-11-0C-039.00-CO
104 Nashboro Greens	26637 Agoura Road, Suite 100	
Nashville, TN 37217	Calabasas, CA 91302	

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON

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,

Shaker Soliman and Faiza Gerges, husband and wife

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

Samia Jabeen, a single woman

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:

Land in Davidson County, Tennessee, being Unit No. 39, Nashboro Village - Tract 18, as shown on plat of record in Plat Book 9700, Page 968 and amended in Plat Book 11700, Page 48, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Shaker Soliman and Faiza Gerges, Husband and Wife as Joint Tenants. by Warranty Deed from Lisa A. Eggebeen fka Lisa A. Docktor, Married and Paulette Docktor, Unmarried, as Joint Tenants With Right of Survivorship of record in Instrument No. 20191021-0107564 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 21, 2019.

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 104 Nashboro Greens Nashville, TN 37217

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 25, 2025.

Shaker Soliman

Faiza Gerges

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Shaker Soliman and Faiza Gerges, 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 25, 2025.

Notary Public

My Commission Expires: _____

File #: 8932-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 25, 2025.

J. Carlton Drumwright

November 25, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 25, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY