Karen Johnson Davidson County
Batch# 1353898 DEEDWARR
12/04/2025 01:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20251204-0096554

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/03/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 9.5.2030

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 9301-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sonia Silva Aguilar and Fatima A. Vazquez Silva	New Owners	163-02-0-053.00
4441 Winton Drive		
Nashville, 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,

Dived Labib, Abram Agaiby, and Kamel Samaan, as tenants in common

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

Sonia Silva Aguilar, an unmarried woman and Fatima A. Vazquez Silva, an unmarried 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 located in Davidson County, Tennessee, being all of Lot No. 104, on the Plan of Hickory Highland Place, Section Two, Phase One, according to plat and survey of same appearing of record in Instrument Nos. 19991223-0306510 and 19991223-0306511, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Larry Cox by Trustee's Deed from Wilson & Associates PLLC, dated July 1, 2025 and recorded July 7, 2025 in Instrument No. 20250707-0053236, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Dived Labib and Abram Agaiby and Kamel Samaan, as tenants in common with right of survivorship, by Warranty Deed from Larry Cox, dated August 20, 2025 and recorded August 25, 2025 in Instrument No. 20250825-0067658, Register's Office of Davidson County, Tennessee.

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 4441 Winton Drive Nashville, 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 December 1, 2025

Kamel Samaan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kamel Samaan, 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 December 1, 2025.

Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Witness my hand on December 3, 2025

Dived Labib

Abram Agaiby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dived Labib and Abram Agaiby, 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 December 3, 2025.

Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 9301-25NASH-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 December 3, 2025.

Affiant Signature

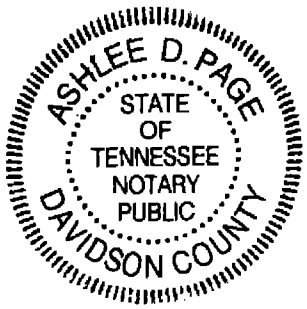
12/3/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of December, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026