WARRANTY DEED

Karen Johnson Davidson County
Batch # 1360482 DEEDWARR
12/22/2025 10:43:34 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60
20251222-0101362

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF December, 2025

M.R. Schodroski
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dived Labib, Kirolos Soliman, and Abram Agaiby	Same as Owner	
(NAME)	(NAME)	090 16 0 239.00
4457 Benchmark Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ELLIS REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIVED LABIB AND KIROLOS SOLIMAN AND ABRAM AGAIBY,** HEREINAFTER CALLED THE GRANTEES, 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, Being Lot No. 21 on the plan of CHARLOTTE PARK, SECTION I of record in Plat Book 2663, Page 2, 3, 4, 5 & 6, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Long Nguyen and My Hoac, husband and wife, and Chinh Van Nguyen, an unmarried man, as joint tenants with right of survivorship, by Quitclaim Deed from Long Nguyen, a married man, joined by his spouse, My Hoac, and Chinh Van Nguyen, an unmarried man, of record in Instrument No. 20210706-0090925, in the Register's Office of Davidson County, Tennessee, dated June 22, 2021, and recorded on July 06, 2021.

Being the same property conveyed to Long Nguyen and Chinh Van Nguyen, by Quitclaim Deed from Long Nguyen, F/K/A Dung Quoc Nguyen and Chinh Van Nguyen, of record in Instrument No. 20110524-0039613, in the Register's Office of Davidson County, Tennessee, dated May 17, 2011, and recorded on May 24, 2011.

Being the same property conveyed to Dung Quoc Nguyen and Chinh Van Nguyen, by Warranty Deed from Stefanka Gustin and husband Ivica Gustin, of record in Instrument No. 20050404-0036148, in the Register's Office of Davidson County, Tennessee, dated March 29, 2005, and recorded on April 04, 2005.

Being the same property conveyed to Ellis Real Estate LLC, a Tennessee Limited Liability Company, by Warranty Deed from Long Nguyen and My Hoac, husband and wife, and Chinh Van Nguyen, an unmarried man, as joint tenants with right of survivorship of record in Instrument No. 20251218-0100581, in the Register's Office of Davidson County, Tennessee, dated December 16, 2025 and recorded on December 18, 2025.

The property described above was used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 503 American Rd, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 16th day of December, 2025

Ellis Real Estate, LLC,
a Tennessee Limited Liability Company

BY: _____
Colin Ellis, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Colin Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Ellis Real Estate, LLC the within named bargainor, a Tennessee limited liability company and that he as such Sole Member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 16th day of December, 2025.

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Commission expires:

_____
Notary Public