Karen Johnson Davidson County
Batch# 1361898 DEEDTRS
12/29/2025 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $2,669.55
20251229-0102683

SUCCESSOR TRUSTEE'S DEED

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $721,500.00.

Sammy Hooda, Esq., on behalf of Marinosci Law Group, P.C.
Date: December 18, 2025

Subscribed and sworn before me this the 18th day of December, 2025.

Notary Public

My commission expires: 12-2-29

Kemmle Charles Rhodes II
My Commission Expires
12/2/2029
Notary ID 133472605

This instrument was prepared by:
Marinosci Law Group, P.C.
555 Perkins Extended, Suite 445
Memphis, TN 38117

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Federal National Mortgage Association 14221 Dallas Parkway Suite 1000 Dallas, TX 75254	Federal National Mortgage Association 14221 Dallas Parkway Suite 1000 Dallas, TX 75254	Parcel No.: 081 12 2B 002.00

WHEREAS, SHENOUDA LABIB, A MARRIED MAN, by Deed of Trust dated AUGUST 15, 2023, of record on AUGUST 17, 2023, as Document No. 20230817-0064063, in the Register's office for DAVIDSON County, Tennessee, conveyed to CLOSED TITLE, as Trustee, the hereinafter described real property to secure the payment of a certain Note described in the Deed of Trust, which note was payable to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR PACIFIC LENDING LLC, its successors and assigns;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record as OCTOBER 21, 2025 as Document No. 20251021-0083854, and in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Westview Newspaper, LLC dba The Ledger on 10/31/2025, 11/07/2025 and online at www.publicnoticeagency.com/auctions from 10/27/2025 to 12/11/2025; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front entrance of The Historic Davidson County Courthouse, One Public Square, Nashville, TN 37201, at 11:00 AM on December 11, 2025, and FEDERAL NATIONAL MORTGAGE ASSOCIATION, the receipt whereof is hereby acknowledged, has for the price and sum of Seven Hundred Twenty-One Thousand Five Hundred and 00/100 Dollars ($721,500.00), it being the best and highest bid; now, therefore,

NOW THEREFORE, MARINOSCI LAW GROUP, P.C., in its capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors, successors and assigns, certain real property located in NASHVILLE, Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2, on the Plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at Garfield and Nassau, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210722-0098332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Shenouda Labib, a married man by virtue of a deed from Royal Estate Properties, LLC of record in Instrument No 202308170064062, Register's Office for Davidson County, Tennessee dated August 15, 2023 and recorded on.

This is improved property known as: 1700 JENKINS ST, NASHVILLE, TN 37208

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. MARINOSCI LAW GROUP, P.C., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 18th day of December, 2025, at 9 : 13 a .m.

Sammy Hooda, Esq., on behalf of MARINOSCI LAW GROUP, P.C. as Successor Trustee
Date: December 18, 2025

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Sammy Hooda, Esq., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Representative of the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at DALLAS County, TEXAS, this 18th day of December, 2025, at 9 : 13 a .m.

My commission expires: 12.2.29

Kemmie Charles Rhodes, II
Notary Public

Kemmie Charles Rhodes II
My Commission Expires
12/2/2029
Notary ID 133472605

Tennessee Certification of Electronic Document

I, Sammy Hooda, Esq., 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 18, 2025.

Sammy Hooda
December 18, 2025

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 18th day of December, 2025.

Notary's Signature

My Commission Expires: 12.2.29

NOTARY'S SEAL

