Karen Johnson Davidson County
Batch# 1363921 DEEDWARR
12/31/2025 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20251231-0104170

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 12/19/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 2/26/29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 9554-25NASH-TN

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Efrain Lopez Catalan and Minerva Padron Flores	**First National Bank of America**	162-03-0-244.00
517 Danley Court	PO Box 980	
Antioch, TN 37013	East Lansing, MI 48823	

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,

Mike Mekhail, a married man

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

Efrain Lopez Catalan and Minerva Padron-Flores, spouses married to each other

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 Lot No. 35 on the Plan of Haywood Hills, Section 1, as of record in Book 4460, Page 156, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Dan J. Campbell and Marie D. Campbell, his wife by Warranty Deed from William H. Tomlin and Esther Tomlin, his wife of record in Book 5468, page 930, Register's Office for Davidson County, Tennessee, dated July 20, 1979 and recorded on July 20, 1979.

Said Dan J. Campbell having deceased on or about July 21, 2024, vesting Marie D. Campbell as surviving tenant.

Being the same property conveyed to Music City Financial, LLC, a Limited Liability Company by Warranty Deed from Marie D. Campbell, an unmarried woman of record in Instrument No. 20240917-0071993 Register's Office for Davidson County, Tennessee, dated September 16, 2024 and recorded on September 17, 2024.

Being the same property conveyed to Emad Aziz by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20240917-0071994 Register's Office for Davidson County, Tennessee, dated September 16, 2024 and recorded on September 17, 2024.

Being the same property conveyed to Mike Mekhail, a married man by Warranty Deed from Emad Aziz, a married man of record in Instrument No. 20251117-0091412 Register's Office for Davidson County, Tennessee, dated November 13, 2025 and recorded on November 17, 2025.

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 improved property known as 517 Danley 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 December 19, 2025.

Mike Mekhail

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mike Mekhail, 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 19, 2025.

Notary Public

My Commission Expires: 12/26/29

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

File #: 9554-25NASH-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 December 29, 2025.

J. Carlton Drumwright

December 29, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 29, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY