Karen Johnson Davidson County
Batch# 1366230 DEEDWARR
01/06/2026 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20260106-0001040

WARRANTY DEED

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

B-ELAM-25-828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dived Labib and Abram Agaiby	**New Owner**	
(NAME) **828 W Nocturne Dr**	(NAME) 4457 Benchmark Dr.	**070 03 0A 013.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **SHARMYNE C. JENKINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIVED LABIB AND ABRAM AGAIBY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 13 on the Final Plat, PHASE I, NOCTURNE FOREST, of record in Plat Book 7900, Page 21, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Henry H. Jenkins and wife, Sharmyne C. Jenkins, by Warranty Deed from Cumberland Builders, Inc., of record in Instrument No. 20000623-0062781, in the Register's Office of Davidson County, Tennessee, dated June 15, 2000 and recorded on June 23, 2000. The said Henry H. Jenkins died on February 20, 2021, leaving Sharmyne C. Jenkins as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, NOCTURNE FOREST, as recorded in Plat Book 7900, Page(s) 20-21.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT NOCTURNE FOREST SUBDIVISION, as recorded in Plat Book 6900, Page 780.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 7993, Page 683.
- Easement for Water and Sewerage, recorded in Book 8204, Page 231 and Book 8204, Page 271.
- Common Open Space Deed recorded as Instrument No. 20040210-0016036.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **828 W Nocturne Dr, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF JANUARY, 2026.

Sharmyne C. Jenkins, by Kevin Gray, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin Gray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SHARMYNE C. JENKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said SHARMYNE C. JENKINS.

Witness my hand and official seal, this the 5th of January, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 January 5, 2026.

J. Carlton Drumwright

January 5, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 5, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY