Karen Johnson Davidson County
Batch# 1380419 DEEDWARR
02/12/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $828.80
20260212-0011339

WARRANTY DEED

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF FEBRUARY, 2026.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2026010007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dived Labib and Abram Agaiby	Dived Labib	
(NAME) 2430 Grover Street	(NAME) 4457 Benchmark Dr	Map-Par. 059-16-0-056.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWENTY FOUR THOUSAND DOLLARS AND NO/100 Dollars ($224,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ENJOLI MORGAN, AN UNMARRIED PERSON CALVIN HARRIS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIVED LABIB AND ABRAM AGAIBY, AS TENANTS IN COMMON**, 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 LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE SOUTHEAST INTERSECTION OF FRANCIS STREET AND GROVER STREET BEING LOT 45, J.B. HAYNIE'S CLEVELAND PLAN OF LOTS RECORDED IN BOOK 161, PAGE 35, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 5-14-04 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN, R.L.S. #1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD NEW AT THE SOUTHEAST RIGHT OF WAY INTERSECTION OF FRANCIS STREET (50' RIGHT OF WAY) AND GROVER STREET (50' RIGHT OF WAY), SAID ROD BEING THE NORTHWEST CORNER OF LOT 45, J.B. HAYNIE'S CLEVELAND PLAN OF LOTS OF RECORD IN BOOK 161, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE MARGIN OF SAID GROVER STREET S 45 DEGREES 00' 00" E 39.93 FEET TO AN IRON ROD (NEW) AT THE MOST NORTHERLY COMMON CORNER OF SAID LOT 45 AND OF LOT 46 OF SAID J.B. HAYNIES CLEVELAND PLAN; THENCE LEAVING SAID GROVER STREET WITH THE LINE BETWEEN SAID LOT 45 AND 46 5 43 DEGREES 59' 06" W 124.89 FEET TO AN IRON ROD (NEW) IN THE MARGIN OF AN ALLEY (10' RIGHT OF WAY); THENCE WITH THE MARGIN OF SAID ALLEY N 44 DEGREES 58' 53" W 39.68 FEET TO AN IRON ROD (NEW)IN THE MARGIN OF SAID FRANCIS STREET; THENCE WITH SAID MARGIN N 43 DEGREES 52' 26" E 124.88 FEET TO THE POINT OF BEGINNING CONTAINING 0.11 ACRES MORE OR LESS, AND MORE PARTICULARLY DESCRIBED ACCORDING TO THE SURVEY HERETO, AS EXHIBIT "A".

Being the same property conveyed to ENJOLI MORGAN, AN UNMARRIED PERSON, AND CALVIN HARRIS, AN UNMARRIED PERSON AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from QUANNICA T. CHEATHAM, AN UNMARRIED PERSON, of record as Instrument No. 20180927-0095998, dated September 20, 2018, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2430 Grover Street, Nashville, TN 37207
(House No.) (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.

Executed by our hands this 11th Day of February, 2026.

Enjoli Morgan

Calvin Harris

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Enjoli Morgan and Calvin Harris, personally appeared before me this 11th Day of February and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th Day of February, 2026.

Notary Public

My Commission Expires: 05/09/2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
278 Franklin Rd., 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 February 11, 2026.

J. Carlton Drumwright

February 11, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 11, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY