Karen Johnson Davidson County
Batch# 1397689 DEEDWARR
03/26/2026 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20260326-0024088

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $499,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/24/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 7-2-29

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 3560-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Meghan Case and Sarah Schafer	Same as New Owner's	070-03-0A-013-00-CO
828 West Nocturne Drive		
Nashville, TN 37207		

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,

Dived Labib, and Abram Agaiby, as ~~tenats~~ tenants in common

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

Meghan Case,an unmarried woman and Sarah Schafer, an unmarried woman, as tenats in common with Right of Survivorship.

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. 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 Register's Office for Davidson County, Tennessee, dated June 15, 2000 and recorded on June 23, 2000.

The said Henry H. Jenkins Died on February 20, 2021.

Being the same property conveyed to Dived Labib and Abram Agaiby by Warranty Deed from Sharmyne C. Jenkins of record in Instrument No. 20260106-0001040 Register's Office for Davidson County, Tennessee, dated January 05, 2026 and recorded on January 06, 2026.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 828 West Nocturne Drive Nashville, TN 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 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 March 24, 2026

Dived Labib

Abram Agaiby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dived Labib and Abram Agaiby, 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 March 24, 2026.

Notary Public

My Commission Expires: 9-16-2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 3560-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-ORE-26-828

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 03/24/26.

Date

Stephanie Woodall

Affiant Signature

03/24/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of March, 20 26.

Notary's Signature

My Commission Expires: 7-2-29

Date

Notary's Seal (if on paper)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY