Karen Johnson Davidson County
Batch# 1402078 DEEDWARR
04/06/2026 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20260406-0027274

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $705,000.00<br>Mina Kamal<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON 03/31/2026.<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES _____ |
|---|---|

RASHAWN D PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES APRIL 21, 2029

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 1460-26NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Naya 2 Investments LLC** | | 133-14-0-090 |
| 6649 Nolensville Rd | 14903 Old Hickory | |
| Brentwood, TN 37027 | Antioch, TN 37211 | |

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,

**K&T LLC, a Tennessee Limited Liability Company**

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

**Naya 2 Investments LLC, a Tennessee Limited Liability Company**

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. 1 on the Plan of Section 1, Chaparral Acres of record in Plat Book 4060, Page 102, 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 408 Elysian Fields 1, LLC by Warranty deed from Mike Linehan, a married person of record in Instrument No. 20171222-0130540 Register's Office for Davidson County, Tennessee, dated December 14, 2017 and recorded on December 22, 2017. (Value of consideration shown in aforementioned deed $250,000.00.)

Being the same property conveyed to K & T, LLC, a Tennessee limited liability company by Warranty deed from 408 Elysian Fields 1, LLC of record in Instrument No. 20240812-0060807 Register's Office for Davidson County, Tennessee, dated August 5, 2024 and recorded on August 12, 2024. (Value of consideration shown in aforementioned deed $550,000.00.)

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 408 Elysian Fields Road Nashville, TN 37211

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 31, 2026

K&T LLC, a Tennessee Limited Liability Company

By: Adel Tawadrous
Adel Tawadrous, Member

By: Mina Kamal
Mina Kamal, Member

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Adel Tawadrous, Member and Mina Kamal, Member, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of K & T, LLC, the within named bargainer, a Tennessee limited liability company, and that Adel Tawadrous and Mina Kamal as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this March 31, 2026.

Notary Public

My Commission Expires: _____

**File #: 1460-26NASH-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 March 31, 2026.

J. Carlton Drumwright

March 31, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 31, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY