Karen Johnson Davidson County
Batch# 1403574 DEEDWARR
04/09/2026 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260409-0028648

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00 Lynae Wilder AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/31/2026. C Schumacher NOTARY PUBLIC MY COMMISSION EXPIRES 1-22-29

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 4075-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jospeh Doksh and Saad Morkos	**Champion Funding**	148-08-0B-085.00-CO
4708 Long Branch	365 E. German Rd., #140	
Antioch, TN 37013	Gilbert, AZ 85297	

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,

Romany Sadek, an unmarried man

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

Jospeh Saad Doksh, an unmarried man and Saad Naseh Morkos, a married man

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. 85, on the Final Plat of Aldwych Village, Phase 2, Section 2, as shown on plat of record in Plat Instrument No. 20210105-0002019, Register's Office for Davidson County, reference to which is hereby made for a more complete description

Being a portion of the same property conveyed to Hee Kyung Shin by Warranty Deed from Elite Developments, LLC, a Tennessee limited liability company of record in Instrument No. 20180924-0094261 Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 24, 2018.

Being the same property conveyed to Romany Sadek by Warranty Deed from Elite Developments LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240426-0030450 Register's Office for Davidson County, Tennessee, dated April 25, 2024 and recorded on April 26, 2024.

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 4708 Long Branch 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 March 31, 2026

Romany Sadek

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF ~~Davidson~~ Ellis

Personally appeared before me, a Notary Public of said County and State, Romany Sadek, 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 31, 2026.

Abi Gutierrez
ID NUMBER
13288822-2
COMMISSION EXPIRES
January 26, 2029

Abi Gutierrez
Notary Public

Electronically signed and notarized online using the Proof platform.

My Commission Expires: 01/26/2029

File #: 4075-26NASH-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