WARRANTY DEED

Karen Johnson Davidson County
Batch# 1404927 DEEDWARR
04/14/2026 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20260414-0030069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$210,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7K DAY OF APRIL, 2026

Notary Public

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER CHANDLER COE DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

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

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Cali Investment LLC.	HOMEXPRESS MORTGAGE CORP	149-02-0C-006.00
(Name) 5024 High Park Dr	(Name) 1936 E DEERE AVE, SUITE 200	
(ADDRESS) Arrington, TN 37014	(ADDRESS) SANTA ANA, CA 92705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUDRED TEN THOUSAND AND DOLLARS, (210,000.00) CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANDRO ABDELSAYED, A MARRIED MAN AND SHERIF IBRAHIM, A MARRIED MAN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cali Investment LLC. 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. 6, as shown on the map entitled Sterling Wood, of record as Plat Book 6250, page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SHERIF IBRAHIM, MARRIED, by deed from THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON , D.C., of record in Instrument No. 20130806-0082109, dated August 1, 2013, said Register's Office.

Further being the same property conveyed to SHERIF IBRAHIM, MARRIED AND ANDRO ABDELSAYED, MARRIED, by deed from SHERIF IBRAHIM, MARRIED, of record in Instrument No. 20150313-0021919, dated March 10, 2015, said Register's Office.

This is not marital property for Grantors.

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 my hand this 8Th Day of April 2026.

Andro Abdelsayed

Sherif Ibrahim

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Andro Abdelsayed and Sherif Ibrahim personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8Th of April, 2026.

Notary Public

My Commission Expires: _____

SHAHERA KHALIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

(SEAL)

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 April 9, 2026.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 4-9-26

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 4-9-26.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

