WARRANTY DEED

Karen Johnson Davidson County
Batch# 1409653 DEEDWARR
04/22/2026 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,249.12
20260422-0033102

File No. RR-26-1963

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Elizabeth Mannion and Perry Ulysses Wyatt	New Owner	
(NAME)	(NAME)	059-16-0-056.00
2430 Grover Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Dived Labib** and Abram Agaiby****, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Elizabeth Mannion and Perry Ulysses Wyatt, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located 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 Davidson 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. No.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 South 45 degrees 00 minutes 00 seconds East, 39.93 feet to an iron rod (new) at the most Northerly common corner of said lot 45 and op lot 46 of said J.B. Haynies Cleveland plan; thence leaving said Grover Street with the line between said lot 45 and 46 South 43 degrees 59 minutes 06 seconds West, 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 North 44 degrees 58 minutes 53 seconds West, 39.68 feet to an Iron rod (new) in the margin of said Francis Street; thence with said Margin North 43 degrees 52 minutes 26 seconds East, 124.88 feet to the point of beginning containing 0.11 Acres more or less, and more particularly described according to The survey.

Being the same property conveyed to Dived Labib and Abram Agaiby, as Tenants in Common by Warranty Deed from Enjoli Morgan, an unmarried person Calvin Harris, an unmarried person of record in Instrument No. 20260212-0011339 Register's Office for Davidson County, Tennessee, dated February 11, 2026 and recorded on February 12, 2026.

This is property more commonly known as 2430 Grover Street, Nashville, TN 37207.

** This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 29th day of April, 2026.

Dived Labib

Abram Agaiby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of April, 2026, before me personally appeared Dived Labib and Abram Agaiby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of April, 2026.

Notary Signature
My commission expires:

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Tennessee Certification of Electronic Document

I, Justin Foster 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 4-20-26 (date of document).

Affiant Signature

4-20-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of April, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027