Karen Johnson Davidson County
Batch# 1417227 DEEDWARR
05/07/2026 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20260507-0041008

WARRANTY DEED

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $570,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/01/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9·16·2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 4704-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jane Elizabeth Viventi	CMG Mortgage, Inc. dba CMG Home Loans	090-16-0-239.00
503 American Road	3140 Crow Canyon Rd. Suite 400	
Nashville, TN 37209	San Ramon, CA 94583	

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, Kirolos Soliman, and Abram Agaiby, as tenants in common

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

Jane Elizabeth Viventi, an unmarried woman

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, Being Lot No. 21 on the plan of Charlotte Park I of record in Plat Book 2663, Page 2, 3, 4, 5 & 6, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dung Quoc Nguyen and Chinh Van Nguyen by Warranty Deed from Stefanka Gustin and husband Ivica Gustin of record in Instrument No. 20050404-0036148 Register's Office for Davidson County, Tennessee, dated March 29, 2005 and recorded on April 04, 2005.

Being the same property conveyed to Long Nguyen and Chinh Van Nguyen by Quitclaim Deed from Long Nguyen F/K/A Dung Quoc Nguyen and Chinh Van Nguyen of record in Instrument No. 20110524-0039613 Register's Office for Davidson County, Tennessee, dated May 17, 2011 and recorded on May 24, 2011.

Being the same property conveyed to Long Nguyen and My Hoac, husband and wife, and Chinh Van Nguyen, an unmarried man, as joint tenants with right of survivorship by Quitclaim Deed from Long Nguyen, a married man, joined by his spouse, My Hoac, and Chinh Van Nguyen, an unmarried man of record in Instrument No. 20210706-0090925 Register's Office for Davidson County, Tennessee, dated June 22, 2021 and recorded on July 06, 2021.

Being the same property conveyed to Ellis Real Estate LLC, a Tennessee Limited Liability Company by Warranty Deed from Long Nguyen and My Hoac, husband and wife and and Chinh Van Nguyen, a married man, as joint tenants with right of survivorship of record in Instrument No. 20251218-0100581 Register's Office for Davidson County, Tennessee, dated December 16, 2025 and recorded on December 18, 2025.

Being the same property conveyed to Dived Labib and Kirolos Soliman and Abram Agaiby by Warranty Deed from Ellis Real Estate LLC, a Tennessee limited liability company of record in Instrument No.

20251222-0101362 Register's Office for Davidson County, Tennessee, dated December 16, 2025 and recorded on December 22, 2025.

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 503 American Road Nashville, TN 37209

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 May 1, 2026

Dived Labib

Kirolos Soliman

Abram Agaiby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dived Labib, Kirolos Soliman, 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 May 1, 2026.

Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 4704-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 1. 2026

Affiant Signature

6th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605070041008