Karen Johnson Davidson County
Batch# 1421145 DEEDWARR
05/15/2026 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260515-0043950

WARRANTY DEED

STATE OF COLORADO
COUNTY OF Arapahoe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/1/2029
(AFFIX SEAL)

Laura M Garcia
Notary Public
State of Colorado
LIC# 20014006451
My Commission Expires: March 01, 2029

THIS INSTRUMENT WAS PREPARED BY
First Integrity Title Company
501 S. Cherry Street, Suite 700, Glendale, CO 80246

File No.: 104-2607645-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Dived Labib and Abram Agaiby	Dived Labib and Abram Agaiby	060 16 0 138.00
(NAME)	(NAME)	
4457 Benchmark Drive	4457 Benchmark Drive	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thirty Thousand And No/100 Dollars ($330,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEERNEST S. EVANS, AS EXECUTOR OF THE ESTATE OF STEPHANIE BOND PEOPLES, DECEASED (DOCKET NO.: 21P2458),** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIVED LABIB AND ABRAM AGAIBY,** 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE WEST 48 FEET OF LOT NO. 93, CAPITOL VIEW SUBDIVISION, AS SHOWN BY PLAT OF

RECORD IN PLAT BOOK 974, PAGES 52 AND 53, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE R. PEOPLES BY WARRANTY DEED FROM MATTHEW B. MANSON, UNMARRIED, DATED MAY 27, 2005, AND RECORDED JUNE 1, 2005, IN INSTRUMENT NO. 20050601-0061944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☑ property, known as 224 Capitol View Ave, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 our hands this 5th day of May, 2026.

Estate of Stephanie Bond Peoples, deceased (Docket No.: 21P2458)

BY: LeEvans

LeErnest S. Evans
as Executor of the Estate of Stephanie Bond Peoples, deceased (Docket No.: 21P2458)

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 5th day of May, 2026, by LeErnest S. Evans, as Executor of the Estate of Stephanie Bond Peoples, deceased (Docket No.: 21P2458)

Notary Public

Witness my hand and official seal.
My Commission Expires: 08/01/2028

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

DAVIDSON COUNTY REGISTER OF DEEDS

TENNESSEE CERTIFICATE OF ELECTRONIC DOCUMENT

I, Gabriella DaSilva 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 7th day of May, 2026 (date of document).

Gabriella DaSilva

5/7/26
Date

Subscribed and sworn to before me this 7th day of May, 2026.

By Gabriella DaSilva

Notary Public

Laura M Garcia
Notary Public
State of Colorado
LIC# 20014006451
My Commission Expires: March 01, 2029